

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE SOUTHERN DISTRICT OF NEW YORK**

In re:

SEARS HOLDINGS CORPORATION, *et al.*,¹

Debtors.

Chapter 11

Case No. 18-23538 (RDD)
(Jointly Administered)

Re: Docket No. 1731, 1774

Obj. Deadline: January 28, 2019 at 4:00 p.m. (ET)
(extended by agreement with Debtors' counsel)

**OBJECTION OF ALAN ROBBINS, BENDERSON DEVELOPMENT COMPANY
LLC, BROOKFIELD PROPERTIES RETAIL GROUP, GREGORY GREENFIELD
& ASSOCIATES, LTD., GRAY ENTERPRISES, LP, GRAZIADIO INVESTMENT
COMPANY, THE TRUSTEES OF THE ESTATE OF BERNICE PAUAHI BISHOP,
D/B/A KAMEHAMEHA SCHOOLS, LLC, NASSIMI REALTY LLC, RADIANT
PARTNERS LLC, REALTY INCOME CORP., REGENCY CENTERS
CORP., SHOPCORE PROPERTIES, L.P., SITE CENTERS CORP.,
AND WEINGARTEN REALTY INVESTORS TO DEBTORS' NOTICES
OF CURE COSTS AND POTENTIAL ASSUMPTION AND ASSIGNMENT
OF EXECUTORY CONTRACTS AND UNEXPIRED LEASES IN
CONNECTION WITH GLOBAL SALE TRANSACTION**

¹ The Debtors in these chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number, are as follows: Sears Holdings Corporation (0798); Kmart Holding Corporation (3116); Kmart Operations LLC (6546); Sears Operations LLC (4331); Sears, Roebuck and Co. (0680); ServiceLive Inc. (6774); A&E Factory Service, LLC (6695); A&E Home Delivery, LLC (0205); A&E Lawn & Garden, LLC (5028); A&E Signature Service, LLC (0204); FBA Holdings Inc. (6537); Innovel Solutions, Inc. (7180); Kmart Corporation (9500); MaxServ, Inc. (7626); Private Brands, Ltd. (4022); Sears Development Co. (6028); Sears Holdings Management Corporation (2148); Sears Home & Business Franchises, Inc. (6742); Sears Home Improvement Products, Inc. (8591); Sears Insurance Services, L.L.C. (7182); Sears Procurement Services, Inc. (2859); Sears Protection Company (1250); Sears Protection Company (PR) Inc. (4861); Sears Roebuck Acceptance Corp. (0535); Sears, Roebuck de Puerto Rico, Inc. (3626); SYW Relay LLC (1870); Wally Labs LLC (None); Big Beaver of Florida Development, LLC (None); California Builder Appliances, Inc. (6327); Florida Builder Appliances, Inc. (9133); KBL Holding Inc. (1295); KLC, Inc. (0839); Kmart of Michigan, Inc. (1696); Kmart of Washington LLC (8898); Kmart Stores of Illinois LLC (8897); Kmart Stores of Texas LLC (8915); MyGofer LLC (5531); Sears Brands Business Unit Corporation (4658); Sears Holdings Publishing Company, LLC. (5554); Sears Protection Company (Florida), L.L.C. (4239); SHC Desert Springs, LLC (None); SOE, Inc. (9616); StarWest, LLC (5379); STI Merchandising, Inc. (0188); Troy Coolidge No. 13, LLC (None); BlueLight.com, Inc. (7034); Sears Brands, L.L.C. (4664); Sears Buying Services, Inc. (6533); Kmart.com LLC (9022); Sears Brands Management Corporation (5365); SHC Licensed Business LLC (3718); and SHC Promotions LLC (9626). The location of the Debtors' corporate headquarters is 3333 Beverly Road, Hoffman Estates, Illinois 60179.

Alan Robbins, Benderson Development Company LLC, Brookfield Properties Retail Group, Gregory Greenfield & Associates, Ltd., Gray Enterprises, LP, Graziadio Investment Company, the Trustees of The Estate of Bernice Pauahi Bishop, d/b/a Kamehameha Schools, LLC, Nassimi Realty LLC, Radiant Partners LLC, Realty Income Corp., Regency Centers Corp., Shopcore Properties, L.P., Site Centers Corp., and Weingarten Realty Investors (the “Landlords”), by and through its undersigned counsel, hereby submit this objection (the “Objection”) to the Debtors’ *Notice of Cure Costs and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases In Connection With Global Sale Transaction* and *Supplemental Notice of Cure Costs and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases In Connection With Global Sale Transaction* (each, a “Cure Notice,” and collectively, the “Cure Notices”).² In support of this Objection, the Landlords respectfully state as follows:

PRELIMINARY STATEMENT

1. The Landlords are not opposed to the Debtors attempts to sell substantially all of their assets as a going concern, but have several objections to the proposed form of Order and the terms of the Asset Purchase Agreement (the “APA”) that are addressed in a separately filed sale objection. This Objection specifically addresses the Debtors’ obligations in connection with the possible assumption and assignment of the Leases (as defined below) to (i) pay the necessary cure amounts plus any additional pecuniary losses suffered by the Landlords; and (ii) cure all defaults, including Adjustment Amounts (as defined below) which have not yet been billed or have not yet become due under the terms of the Leases.

² Docket Nos. 1731 and 1774, respectively.

BACKGROUND

2. The Landlords are the owners, affiliates, or owners' managing agents of properties located throughout the United States where the Debtors lease non-residential real estate pursuant to written leases (each, a "Lease," and, collectively, the "Leases") for the locations listed on the attached Exhibit A. The Leased Premises are located in shopping centers as that term is used in section 365(b)(3) of the Bankruptcy Code. *See In re Joshua Slocum, Ltd.*, 922 F.2d 1081, 1086-87 (3d Cir. 1990).

3. On October 15, 2018 (the "Petition Date"), each of the Debtors filed a voluntary petition for relief pursuant to chapter 11 of title 11 of the United States Code (the "Bankruptcy Code"). The Debtors remain in possession of their properties and continue to manage their businesses as debtors-in-possession pursuant to Sections 1107 and 1108 of the Bankruptcy Code.

4. On November 19, 2018 the Debtors sought and obtained Bankruptcy Court approval of procedures for the sale of substantially all of the Debtors' assets (the "Bidding Procedures") in accordance with the *Order Approving Global Bidding Procedures and Granting Related Relief*.³

5. In connection with the Bidding Procedures, the Debtors' largest prepetition secured lender, ESL Investments Inc. and its affiliates (collectively, "ESL") established Transform Holdco LLC (the "Buyer") as a vehicle to acquire substantially all of the Debtors' assets at an auction.

6. After a two-day auction, the Buyer was ultimately declared the winning bidder on January 16, 2019, and the *Notice of Successful Bidder and Sale Hearing* was filed on January 18, 2019.⁴

³ Docket No. 816.

⁴ Docket No. 1730.

7. Between January 18, 2019 and January 23, 2019, the Debtors filed the Cure Notices, which set forth the proposed cure amount for each of the Debtors' leases and contracts. Exhibit A, attached hereto, sets forth the Debtors' proposed cure amounts for the Leases under the column heading "Debtor Cure Amount" (collectively, the "Debtors' Proposed Cure Amounts").

OBJECTION

I. THE DEBTORS' PROPOSED CURE AMOUNTS ARE INCORRECT

8. The Landlords dispute the Debtors' Proposed Cure Amounts. The correct cure amounts for the Leases are set forth on Exhibit A attached hereto, in the column titled "Landlord Cure Amount," which include an estimate of attorneys' fees incurred to date (collectively, the "Landlords' Cure Amounts"). The Landlords reserve their right to amend the cure amounts to include additional fees and expenses which continue to accrue and any other obligations that arise and/or become known to the Landlords prior to assumption or assumption and assignment of the Leases.

9. Pursuant to the Leases, the Debtors are obligated to pay regular installments of fixed monthly rent, percentage rent, and/or gross rent, as well as a share of common area maintenance costs, real estate taxes, and insurance. Prior to assumption of the Leases, the Debtors are required by section 365(b)(1) of the Bankruptcy Code to cure all outstanding defaults under the Leases and compensate the Landlords for any actual pecuniary loss, including the payment of related attorneys' fees. *See* 11 U.S.C. §365(b)(1)(B). Bankruptcy Code section 365(b)(1) measures defaults as of the "time of assumption." *See, e.g., In re Rachels Industries, Inc.*, 109 B.R. 797, 811-812 (Bankr. W.D. Tenn. 1990).

10. Attorneys' fees due under the Leases are compensable. *See LJC Corp. v. Boyle*, 768 F.2d 1489, 1494-96 (D.C. Cir. 1985); *In re Bullock*, 17 B.R. 438, 439 (B.A.P. 9th Cir. 1982);

In re Crown Books Corp., 269 B.R. 12, 14-15 (Bankr. D. Del. 2001); *In re BAB Enterprises, Inc.*, 100 B.R. 982, 984 (Bankr. W.D. Tenn. 1989); *In re Westview 74th St. Drug Corp.*, 59 B.R. 747, 757 (Bankr. S.D.N.Y. 1986); *In re Ribs of Greenwich Vill., Inc.*, 57 B.R. 319, 322 (Bankr. S.D.N.Y. 1986). As part of the Landlords' pecuniary losses, they are entitled to attorneys' fees in connection with the Debtors' obligation to cure all monetary defaults under the Leases.

11. To the extent that rent, attorneys' fees, interest, and/or other charges continue to accrue, and/or the Landlords suffer other pecuniary losses with respect to the Leases, the Landlords hereby reserve the right to amend the Landlords' Cure Amounts to reflect such additional amounts or to account for year-end adjustments and other reconciliations, including, without limitation, adjustments for 2016, 2017, and 2018 (the "Adjustment Amounts"), which have not yet been billed or have not yet become due under the terms of the Leases.

II. THE LEASES MUST BE ASSUMED AND ASSIGNED CUM ONERE

12. Section 365(b)(3)(C) of the Bankruptcy Code provides that the assumption or assumption and assignment of a shopping center lease "is subject to all the provisions thereof" 11 U.S.C. § 365(b)(3)(C). Bankruptcy courts have described the assumption of an unexpired lease (a prerequisite to assignment under § 365(f)(2)(A)) as "an all-or-nothing proposition – either the whole contract [or lease] is assumed or the entire contract [or lease] is rejected." *See, e.g., In re CellNet Data Systems, Inc.*, 327 F.3d 242, 249 (3d Cir. 2003).

13. As the court noted in *In re Washington Capital Aviation & Leasing*, 156 B.R. 167, 175 n.3 (Bankr. E.D. Va. 1993):

Adequate assurance of future performance by the assignee is important because 11 U.S.C. § 365(k) "relieves the ... estate from any liability for any breach of such ... lease occurring after such assignment." A party subject to a contractually created obligation ordinarily cannot divest itself of liability by substituting another in its place without the consent of the party owed the duty. *See*

Douglas G. Baird and Thomas H. Jackson, *Bankruptcy* 285 (2d ed. 1990) (citing Restatement (Second) of Contracts § 318(3) (1981) (“delegation of performance ... does not discharge any duty or liability of the delegating obligor”)). While the assignee may be entitled to perform for the original obligor, the original obligor remains ultimately liable until discharged by performance or otherwise. Section 365(k) changes this common law rule and relieves the estate from all liability under the lease following assignment.

See also In re Rickel Home Centers, Inc., 209 F.3d 291, 299 (3d Cir. 2000) (Adequate assurance is “necessary to protect the rights of the non-debtor party to the contract or lease, because assignment relieves the trustee and the estate from liability arising from a post-assignment breach.”). The Debtors are not entitled to the benefits and protections of section 365(k) unless the Leases are assumed and assigned *cum onere* – with all benefits and burdens. *See, e.g., American Flint Glass Workers Union v. Anchor Resolution Corp.*, 197 F.3d 76 (3d Cir. 1999).

14. Accordingly, as adequate assurance of future performance under the Leases, the Buyer must be responsible to satisfy the Adjustment Amounts, if any, when due in accordance with the terms of the Leases, regardless of whether such Adjustment Amounts were incurred before or after assumption and assignment of the Leases.

15. The Debtors must also be required to comply with all contractual obligations to indemnify and hold the Landlords harmless with regard to events which occurred before assumption or assumption and assignment but which were not known to the Landlords as of the date of the assumption or assumption and assignment. This includes, but is not limited to, (i) claims for personal injury that occurred at the Leased Premises, (ii) damage and destruction to the Leased Premises or property by the Debtors or their agents, and (iii) environmental damage or clean-up. To cure possible pre-assumption and assignment non-monetary defaults and provide adequate assurance of future performance with respect to the indemnification obligations under

the Leases, either (a) the Buyer must be required to assume all responsibility for any and all such claims, notwithstanding anything to the contrary contained in a plan or any court order, or (b) the Buyer must be required to demonstrate or obtain adequate insurance (by purchase of “tail” coverage or otherwise) in order to satisfy potential indemnification obligations based on events or occurrences that occurred prior to the effective date of an assignment. Such claims for indemnity could include claims for personal injury occurring at the Leased Premises where the Landlords are joined as a party to a lawsuit or for damage and destruction of property by the Debtors or their agents or employees.

RESERVATION OF RIGHTS

16. The Landlords reserve the right to amend and/or supplement this Objection, including, without limitation, to add or supplement objections to the Debtors’ Proposed Cure Amounts, including any future or supplemental cure notices, and to raise any additional objections to the potential assumption or assumption and assignment of the Leases.

JOINDER IN OBJECTIONS OF SIMILARLY SITUATED PARTIES

17. To the extent not inconsistent with this Objection, the Landlords join in the objections of other landlords and contract counterparties to the Debtors’ proposed assumption or assumption and assignment of leases.

CONCLUSION

WHEREFORE, the Landlords request that the Court enter an order: (i) conditioning the assumption or assumption and assignment of the Leases on the Debtors and/or the Buyer promptly paying the cure amounts; (ii) requiring the Debtors or any proposed assignee to continue to comply with all obligations under the Leases, including payment of the Adjustment Amounts and satisfaction of any indemnification obligations in the ordinary course of business; and (iii) granting such other and further relief as the Court deems just and proper.

Dated: New York, New York
January 28, 2019

KELLEY DRYE & WARREN LLP

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EXHIBIT A

CURE AMOUNTS

Store No.	Shopping Center	Location	Debtor Cure Amount	Landlord Cure Amounts
Alan Robbins				
7329	K-Mart	Loveland, CO	\$0.00	\$89,325.00
4819	K-Mart	Lakeport, CA	\$0.00	\$103,128.84
Benderson Development Co.				
3415	Delaware Hertel Plaza	Buffalo, NY	\$13,151.00	\$23,632.29
3842	K-Mart Plaza	Oakdale, CA	\$0.00	\$245,092.00
3600	K-Mart	Schenectady, NY	\$172,298.25	\$324,458.86
3021	n/a	Auburn, ME	\$0.00	\$143,000.00
7068	n/a	Midland, MI	\$0.00	\$138,840.50
3982	K-Mart Plaza	Lemoore, CA	\$37,553.07	\$72,511.43
3582	n/a	Clovis, CA	n/a	\$190,573.50
Brookfield Properties Retail Group⁵				
2059	West Valley Mall (Sears)	Tracy (San Francisco), CA	\$0.00	\$3,000.00
1728	Tucson Mall	Tuscon, AZ	\$2,083.00	\$7,692.80
1684	Woodbridge Center	Woodbridge , NJ	\$13,765.00	\$657,867.93
1434	Willowbrook NJ GSPH 2017	Wayne, NJ	\$22,215.00	\$1,050,785.86
2388	Prince Kuhio Plaza	Hilo, HI	\$27,651.00	\$188,039.25
1508	Northridge Fashion Center GSPH	Northridge, CA	\$41,043.00	\$350,712.26
1624	Staten Island Mall Sears Anc	Staten Island, NY	\$49,588.00	\$468,540.90
1300	Silver Lake Mall (Sears Auto Center)	Coeur D' Alene, ID	\$84,786.00	\$87,786.00
1775	Pembroke Lakes Sears Anchor	Pembroke Pines, FL	\$100,865.00	\$209,190.50
1029	NorthTown Mall	Spokane, WA	n/a	\$3,000.04
1110	The Crossroads MI	Portage, MI	n/a	\$3,000.00
1187	Town East Mall	Mesquite, TX	n/a	\$3,000.00
1271	Southwest Plaza	Littleton, CO	n/a	\$3,000.00
1417	Deerbrook Mall	Humble, TX	n/a	\$3,000.00
1437	The Parks Mall at Arlington	Arlington, TX	n/a	\$3,000.00
1443	The Shoppes at Buckland Hills	Manchester, CT	n/a	\$3,000.00
1668	Meadows Mall	Las Vegas, NV	n/a	\$12,822.01
1820	Spring Hill Mall (Sears)	West Dundee (Chicago), IL	n/a	\$3,000.00
	Kapiolani Retail	Honolulu, HI	n/a	\$17,141.15
1011	Rivertown Crossings	Grandville, MI	n/a	\$3,000.00

⁵ The documents supporting Brookfield Properties Retail Group's cure claims are voluminous and will be provided to the Debtors separately.

1038	Spokane Valley Mall	Spokane, WA	n/a	\$3,000.00
1080	Stonebriar Centre Sears Anchor	Frisco, TX	\$110,866.01	\$113,866.01
1110	Bayshore Mall (Sears)	Eureka, CA	n/a	\$57,928.71
1112	Ridgedale Center Sears Anchor	Minnetonka, MN	\$129,934.27	\$132,934.27
1119	Clackamas Town Center	Portland, OR	\$71,405.70	\$74,405.70
1120	Chula Vista Center (Sears)	Chula Vista (San Diego), CA	n/a	\$3,000.00
1136	Riverchase Galleria	Hoover, AL	n/a	\$342,162.86
1140	Southland Mall (Sears)	Hayward, CA	n/a	\$34,810.42
1147	Mall of Louisiana	Baton Rouge, LA	n/a	\$13,129.67
1229	Boise Towne Square	Bose, ID	n/a	\$3,000.00
1230	Animas Valley Mall (Sears)	Farmington, NM	n/a	\$3,000.00
1280	Mall St. Vincent (Sears)	Shreveport-Bossier City, LA	n/a	\$3,000.00
1287	Coronado Center Sears Anchor	Albuquerque, NM	\$56,866.79	\$494,271.83
1305	Oglethorpe Mall	Savannah, GA	n/a	\$3,000.00
1318	Valley Plaza Mall Sears Anchor	Bakersfield, CA	\$111,565.07	\$305,958.18
1320	Pierre Bossier Mall (Sears)	Bossier City (Shreveport), LA	n/a	\$3,000.00
1350	Valley Hills Mall (Sears)	Hickory, NC	n/a	\$3,000.00
1377	Willowbrook Mall TX	Houston, TX	n/a	\$3,000.00
1380	Chesterfield Towne Center (Sears)	Richmond, VA	n/a	\$3,000.00
1403	Natick Mall Sears Anchor	Natick, MA	\$74,287.07	\$519,769.40
1465	Shoppes at Carlsbad (Sears)	Carlsbad, CA	n/a	\$42,023.56
1665	The Oaks Mall	Gainesville, FL	n/a	\$17,069.00
1730	Florence Mall	Florence, KY	n/a	\$3,000.00
1830	Glenbrook Square	Ft. Wayne, IN	\$80,650.82	\$83,650.82
1844	The Mall in Columbia Sears Anc	Columbia, MD	\$54,531.31	\$107,925.27
1854	White Marsh Mall	Baltimore, MD	n/a	\$3,829.35
2183	The Maine Mall	South Portland, ME	n/a	\$3,000.00
2278	Grand Teton Mall	Idaho Falls, ID	\$22,308.00	\$30,871.21
2311	Sooner Mall Sears Anchor	Norman, OK	\$50,341.25	\$71,533.48
2546	Greenwood Mall	Bowling Green, KY	\$0.00	\$157,171.05
4050	The Mall at Barnes Crossing (Sears)	Tupelo, MS	n/a	\$95,875.38
5030	Newpark Mall (Sears)	Newark (San Francisco), CA	n/a	\$25,217.19
	Augusta Mall	Augusta, GA	n/a	\$3,000.00
	Hulen Mall	Fort Worth, TX	n/a	\$3,000.00
1646	Carolina Place (Sears)	Pineville, NC	\$51,926.70	\$366,494.27
2092	Fox River Mall	Appleton, WI	n/a	\$3,000.00
1585	Governors Square	Tallahassee, FL	\$0.00	\$3,000.00
	Oakbrook Anchor Acquisition II	Oak Brook, IL	n/a	\$1,637,609.11
1644	Park City Center	Lancaster, PA	\$75.37	\$584,999.16
1475	The Streets at Southpoint	Durham, NC	n/a	\$7,442.46

1400	The Centre at Salisbury (Sears)	Salisbury, MD	n/a	\$4,307.21
2047	Sierra Vista Mall (Sears)	Sierra Vista, GA	\$33,501.28	\$36,501.28
1355	Altamonte Mall GSPH 2017	Altamonte Springs, FL	n/a	\$295,844.95
	Alderwood Mall	Lynnwood, WA	n/a	\$3,000.00
1257	Baybrook Mall	Friendswood, TX	n/a	\$6,030.00
1263	Brass Mill Center	Waterbury, CT	n/a	\$3,000.00
2695	Coastland Center GSPH 2017	Naples, FL	\$29,099.99	\$54,283.56
2480	Columbia Mall MO	Columbia, MO	n/a	\$14,469.90
2352	Crossroads Center (MN)	St. Cloud, MN	n/a	\$3,000.00
1385	Cumberland Mall GSPH 2017	Atlanta, GA	n/a	\$140,592.00
2341	Eastridge Mall (Sears-Debtor)	Casper, WY	\$0.00	\$20,971.82
1454	Neshaminy Mall (Sears-Debtor)	Bensalem, PA	\$73,011.49	\$525,393.70
1040	Oakwood Mall WI	Eau Claire, WI	n/a	\$117,724.28
1022	Oak View Mall	Omaha, NE	n/a	\$3,000.00
1850	Oxmoor Center	Louisville, KY	n/a	\$3,000.00
1644	Paramus Park	Paramus, NJ	n/a	\$3,000.00
1338	Park Place	Tucson, AZ	n/a	\$6,170.29
1116	Pecanland Mall	Monroe, LA	n/a	\$3,000.00
Gregory Greenfield & Associates, Ltd.				
1097	Southpark Mall	San Antonio, TX	\$53,337.00	\$56,337.00
Gray Enterprises, LP				
4047	K-Mart	Costa Mesa, CA	\$50,190.00	\$168,563.17
Graziadio Investment Company				
3127	K-Mart	Temple City, CA	\$42,774.00	\$45,774.00
The Trustees of The Estate of Bernice Pauahi Bishop, d/b/a Kamehameha Schools⁶				
1738	Windward Mall (JLL)	Kaneohe, HI	\$70,833.00	\$782,588.72
Nassimi Realty LLC				
3963	Market Street Square	Elizabethtown, PA	\$230.00	\$5,241.04
Radiant Partners LLC				
2056	Santa Rosa Mall (Radiant Partners)	Mary Esther, FL	\$0.00	\$3,030.93
Realty Income Corp.				
62538	n/a	Tustin, CA	n/a	\$35,901.23
Regency Centers Corp.				
3873	Pike Creek (K-Mart)	Wilmington, DE	\$0.00	\$72,653.90
1137	Hancock Center (Sears)	Austin, TX	\$161,654.00	\$164,654.00
3424	Newbury Square (K-Mart)	Gainesville, FL	\$32,767.17	\$35,767.17
ShopCore Properties L.P.				

⁶ The Trustees of The Estate of Bernice Pauahi Bishop, d/b/a Kamehameha Schools will be filing a separate motion to compel payment of accrued post-petition rent and related obligations under the same Lease that gives rise to the cure amounts asserted in this Objection.

61901	The Promenade (Living Spaces)	Scottsdale, AZ	\$0.00	\$106,203.88
SITE Centers Corp.				
7570	Plaza Rio Hondo (K-Mart)	Bayamon, Pr (Rio Hondo)	\$10,194.00	\$13,194.00
7566	Plaza Del Atlantico (K-Mart)	Arecibo, PR (Atlantico)	\$32,529.00	\$35,529.00
2355	Plaza Del Norte	Hatillo, Pr (Plaza Del Norte)	\$13,613.00	\$16,613.00
Weingarten Realty Investors				
3667	Six Forks Station	Raleigh, NC	\$2,723.00	\$36,774.51
7471	Prospector's Plaza	Placerville, CA	\$25,732.80	\$95,718.19

CERTIFICATE OF SERVICE

The undersigned hereby certified that a true and correct copy of the foregoing instrument has been served via electronic mail and/or first class mail, postage pre-paid on this 28th day of January, 2019 upon the parties listed below and electronically via ECF notification upon all parties requesting service via ECF notification:

Sears Holdings Management Corporation
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/s/ Maeghan J. McLoughlin
Maeghan J. McLoughlin

Cure Notice -- Alan Robbins

Accounts Receivable Though January 24, 2019

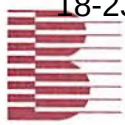
Lakeport Kmart Store #4819
2019 South Main Street, Lakeport, Ca. 95453

Oct-18	Paid	
Nov-18	Paid	
Dec-18	\$50,064.92	
Jan-18	\$50,064.92	
Total		\$100,129.84

Loveland Kmart Store #7329
2665 W Eisenhower, Loveland, Colorado 80537

Oct-18	\$21,581.25	
Nov-18	\$21,581.25	
Dec-18	\$21,581.25	
Jan-18	\$21,581.25	
Total		\$86,325.00

Grand Total \$186,454.84



BENDERSON
DEVELOPMENT

570 DELAWARE AVENUE BUFFALO, NEW YORK 14202
716.886.0211.PH 716.886.2269.FX

Statement

Remit To: Main-Culver Associates, LLC
P.O. Box 823201
Philadelphia, PA 19182

1075 Shaw Avenue
Clovis, CA

Kmart #3582
3333 Beverly Road
Hoffman Estates, IL 60179

LEASE # 48386

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

01/01/19 Rent	\$	175,873.50
Alarm cost	\$	5,500.00
Repairs/Locks	\$	2,100.00
Maintenance Inspections	\$	4,100.00
 Total	 \$	 187,573.50

THIS STATEMENT SHOWS CHARGES WHICH ARE DUE ACCORDING TO THE TERMS OF YOUR LEASE. RENTS ARE DUE AND PAYABLE ON THE FIRST OF THE MONTH AND ALL OTHER CHARGES BILLED ARE DUE AND PAYABLE UNDER THE TERMS OF YOUR LEASE.

**BENDERSON
DEVELOPMENT**570 DELAWARE AVENUE BUFFALO, NEW YORK 14202
716.886.0211.PH 716.886.2269.FX**Statement**

Remit To: Benderson-LeMoore Associates
P.O. Box 823201
Philadelphia, PA 19182215 W. Hanford Armona Rd
LeMoore, CAKmart #3982
3333 Beverly Road
Hoffman Estates, IL 60179

LEASE # 48561

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

10/23/18 Returned Check	\$	14,917.83
11/26/18 3rd Quarter Maintenance	\$	11,141.67
11/26/18 4th Quarter Maintenance	\$	10,257.43
01/16/19 Remove ADA Ramp/Asphalt Repair	\$	3,594.50
Maintenance Inspection	\$	4,100.00
Alarm Costs	\$	5,500.00
Fixture Removal	\$	20,000.00
 Total	 \$	 69,511.43



BENDERSON DEVELOPMENT

STATEMENT

570 DELAWARE AVENUE BUFFALO, NEW YORK 14202
716.886.0211.PH 716.886.2269.FX

RE - 2166 Kmart
K Mart #3021 Auburn, ME
603 Center Street
Auburn
ME 04101

Remit to:

First Berkshire Properties, LLC
PO Box 823201
Philadelphia, PA 19182-3201

Kmart Corporation
Kmart #3021
c/o Sears, Roebuck and Co.
Attn.: VP Real Estate, Dept 824 RE
3333 Beverly Road
Hoffman Estates, IL 60179

PROPERTY NUMBER 2166
UNIT NUMBER 001
STATEMENT DATE 01/24/19
ACCOUNT NUMBER 00003344
LEASE NUMBER 00048493

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

Your Account with us reflects the following amount due.
Please mail your payment as soon as possible. Thank You.
Address questions to your Account Representative, Sharon L. Alcorn
at (941)360-7237 or SharonAlcorn@benderson.com

Date	Ty	Document Number	Remark	Invoice Amount	Open Balance
01/01/19	RD	9830008 001	Rent	140,000.00	140,000.00
				Balance Due	140,000.00

*** FOR PROPER APPLICATION OF PAYMENT TO YOUR ACCOUNT: ***
*** YOU MUST REFERENCE DOCUMENT NUMBER AND LEASE NUMBER WITH YOUR REMITTANCE. ***

Note - Please remember to forward your payment to the P.O. Box noted
above. Please make sure to allow for sufficient mailing time
to assure timely application of your payment.

Current 31- 60 61- 90 91- 120 Over 120

140,000.00

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AND ALL OTHER CHARGES BILLED ARE DUE AND PAYABLE UNDER THE TERMS OF YOUR LEASE.



BENDERSON DEVELOPMENT

570 DELAWARE AVENUE BUFFALO, NEW YORK 14202
716.886.0211.PH 716.886.2269.FX

RE - 2173 Kmart
K Mart #7068 Midland, MI
1820 South Saginaw Road
Midland
MI 48640

Remit to:

First Berkshire Properties, LLC
PO Box 823201
Philadelphia, PA 19182-3201

Kmart Corporation
Kmart #7068
c/o Sears, Roebuck and Co.
Attn.: VP Real Estate, Dept. 824 RE
3333 Beverly Road
Hoffman Estates, IL 60179

PROPERTY NUMBER 2173
UNIT NUMBER 001
STATEMENT DATE 01/24/19
ACCOUNT NUMBER 00003344
LEASE NUMBER 00048334

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

Your Account with us reflects the following amount due.
Please mail your payment as soon as possible. Thank You.
Address questions to your Account Representative, Julie V. Colin
at (716)878-9366 or JulieColin@benderson.com

Date	Ty	Document Number	Remark	Invoice Amount	Open Balance
01/01/19	RD	9830011 001	Rent	135,840.50	135,840.50
Balance Due				135,840.50	

*** FOR PROPER APPLICATION OF PAYMENT TO YOUR ACCOUNT: ***
*** YOU MUST REFERENCE DOCUMENT NUMBER AND LEASE NUMBER WITH YOUR REMITTANCE. ***

Note - Please remember to forward your payment to the P.O. Box noted
above. Please make sure to allow for sufficient mailing time
to assure timely application of your payment.

Current 31- 60 61- 90 91- 120 Over 120

135,840.50

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AND ALL OTHER CHARGES BILLED ARE DUE AND PAYABLE UNDER THE TERMS OF YOUR LEASE.



BENDERSON
DEVELOPMENT

570 DELAWARE AVENUE BUFFALO, NEW YORK 14202
716.886.0211.PH 716.886.2269.FX

Statement

Remit To: Mississippi DHP, LLC
P.O. Box 823201
Philadelphia, PA 19182

1001 Hertel Avenue
Buffalo, NY

Kmart #3415
3333 Beverly Road
Hoffman Estates, IL 60179

LEASE # 45904

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

05/13/08 Roof Repair	\$	2,902.54
10/19/12 Stripe Parking Lot	\$	1,920.99
10/19/12 15% A&O	\$	288.15
10/20/14 Weed Wacking/Brush Hog	\$	265.35
10/20/14 15 A&O	\$	39.80
10/20/14 Brush Hog/Weed Wack Fence Line	\$	265.35
10/20/14 15% A&O	\$	39.80
12/30/17 Legal Fees	\$	483.34
05/29/18 Legal Fees	\$	114.66
10/18/18 Returned Check	\$	13,151.34
Lighting Repairs	\$	727.01
Lighting Repairs	\$	433.96
Total	\$	20,632.29

THIS STATEMENT SHOWS CHARGES WHICH ARE DUE ACCORDING TO THE TERMS OF YOUR LEASE. RENTS ARE DUE AND PAYABLE ON THE FIRST OF THE MONTH AND ALL OTHER CHARGES BILLED ARE DUE AND PAYABLE UNDER THE TERMS OF YOUR LEASE.



BENDERSON DEVELOPMENT

STATEMENT

570 DELAWARE AVENUE BUFFALO, NEW YORK 14202
716.886.0211.PH 716.886.2269.FX

RE - 2160 Kmart
K Mart #3842 Oakdale, CA
175 S Maag Avenue
Oakdale
CA 95361

Remit to:

MSF Oakdale, LLC
PO Box 823201
Philadelphia, PA 19182-3201

Kmart Corporation
Kmart #3842
c/o Sears, Roebuck and Co.
Attn.: VP Real Estate, Dept 824 RE
3333 Beverly Road
Hoffman Estates, IL 60179

PROPERTY NUMBER 2160
UNIT NUMBER 001
STATEMENT DATE 01/24/19
ACCOUNT NUMBER 00003344
LEASE NUMBER 00048327

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

Your Account with us reflects the following amount due.
Please mail your payment as soon as possible. Thank You.
Address questions to your Account Representative, Sharon L. Alcorn
at (941)360-7237 or SharonAlcorn@benderson.com

Date	Ty	Document Number	Remark	Invoice Amount	Open Balance
01/01/19	RD	9830001 001	Rent	242,092.00	242,092.00
				Balance Due	242,092.00

*** FOR PROPER APPLICATION OF PAYMENT TO YOUR ACCOUNT: ***
*** YOU MUST REFERENCE DOCUMENT NUMBER AND LEASE NUMBER WITH YOUR REMITTANCE. ***

Note - Please remember to forward your payment to the P.O. Box noted
above. Please make sure to allow for sufficient mailing time
to assure timely application of your payment.

Current 31- 60 61- 90 91- 120 Over 120

242,092.00

THIS STATEMENT SHOWS CHARGES WHICH ARE DUE ACCORDING TO THE TERMS OF YOUR LEASE. RENTS ARE DUE AND PAYABLE ON THE FIRST OF THE MONTH
AND ALL OTHER CHARGES BILLED ARE DUE AND PAYABLE UNDER THE TERMS OF YOUR LEASE.



570 DELAWARE AVENUE BUFFALO, NEW YORK 14202
716.886.0211.PH 716.886.2269.FX

Statement

Remit To: KM-SC, LLC
P.O. Box 823201
Philadelphia, PA 19182

93 West Campbell Road
Schenectady, NY 12303

Kmart #3600
3333 Beveraly Road
Hoffman Estates, IL 60179

LEASE # 48389

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

01/01/19 Rent	\$	143,345.50
2017 Cam including insurance	\$	90,822.83
2017 Real Estate Taxes	\$	87,290.53
 Total	 \$	 321,458.86

THIS STATEMENT SHOWS CHARGES WHICH ARE DUE ACCORDING TO THE TERMS OF YOUR LEASE. RENTS ARE DUE AND PAYABLE ON THE FIRST OF THE MONTH AND ALL OTHER CHARGES BILLED ARE DUE AND PAYABLE UNDER THE TERMS OF YOUR LEASE.

Brookfield Properties

Tenant Name (DBA)	Store #	Mall #	Property: Property Name	SEARS CURE	LL CURE
Sears	-	2003	Augusta Mall		\$0.00
Sears	1229	3075	Boise Towne Square		\$0.00
Sears	1646	3793	Carolina Place		\$363,494.27
Sears	1417	3701	Deerbrook Mall		\$0.00
Sears	1730	3844	Florence Mall		\$0.00
Sears	2092	2225	Fox River Mall		\$0.00
Sears	2092	2225	Fox River Mall		\$0.00
Sears	1585	4261	Governors Square		\$0.00
Sears	2278	3066	Grand Teton Mall - 2nd closing list		\$27,871.21
Sears	-	4263	Hulen Mall		\$0.00
Sears	-	3457	Kapiolani Retail		\$14,141.15
Sears	1147	2153	Mall of Louisiana		\$4,302.54
Sears Auto	1147	2153	Mall of Louisiana		\$5,827.13
Sears	1668	4103	Meadows Mall		\$9,822.01
Sears	1403	3764	Natick Mall Sears Anchor		\$516,769.40
Sears	1508	4143	Northridge Fashion Center GSPH	\$41,043.00	\$347,712.26
Sears	1029	3104	NorthTown Mall		\$0.04
Sears	-	4384	Oakbrook Anchor Acquisition II		\$1,634,609.11
Sears	1644	4115	Park City Center		\$581,999.16
Sears	1775	3726	Pembroke Lakes Sears Anchor	\$100,865.00	\$206,190.50
Sears	2388	4549	Prince Kuhio Plaza	\$27,641.00	\$185,039.25
Sears Auto	1136	3974	Riverchase Galleria		\$0.00
Sears	1136	3974	Riverchase Galleria		\$339,162.86
Sears	1011	2135	Rivertown Crossings		\$0.00
Sears	2311	2277	Sooner Mall Sears Anchor		\$68,533.48
Sears	1271	2087	Southwest Plaza		\$0.00
Sears	1038	3045	Spokane Valley Mall		\$0.00
Sears	1624	4187	Staten Island Mall Sears Anc	\$49,588.00	\$465,540.90
Sears	1110	2108	The Crossroads MI		\$0.00
Sears	2183	2039	The Maine Mall		\$0.00
Sears	1437	3723	The Parks Mall at Arlington		\$0.00
Sears	1443	3640	The Shoppes at Buckland Hills		\$0.00
Sears	1475	4244	The Streets at Southpoint		\$4,442.46
Sears	1187	2282	Town East Mall		\$0.00
Sears	1728	2291	Tucson Mall	\$2,083.00	\$4,692.80
Sears	1318	2160	Valley Plaza Mall Sears Anchor		\$302,958.18
Sears	1854	4155	White Marsh Mall		\$829.35
Sears	1377	3817	Willowbrook Mall TX		\$0.00
Sears	1434	4282	Willowbrook NJ GSPH 2017	\$22,215.00	\$1,047,785.86
Sears	1684	4269	Woodbridge Center	\$13,765.00	\$654,867.93
Grand Totals					
Rouse (18)					
Sears		1230	Animas Valley Mall		\$0.00
Sears		4050	Barnes Crossing, The Mall at		\$92,875.38
Sears		1110	Bayshore Mall		\$54,928.71
			Birchwood Mall		\$0.00
Sears	1678	1465	Carlsbad, The Shoppes	\$0.00	\$39,023.56
Sears		1380	Chesterfield Towne Center		\$0.00
Sears		1120	Chula Vista Center		\$0.00
			Independence Mall		\$0.00
Sears		1390	Lakeland Square		\$0.00
Sears		1280	Mall St. Vincent		\$0.00
Sears		5030	Newpark Mall		\$22,217.19
Sears		1320	Pierre Bossier Mall		\$0.00
Sears		1400	Salisbury, The Centre at		\$1,307.21
Sears		1370	Sierra Vista, The Mall at		\$0.00
Sears		1140	Southland Mall		\$31,810.42
Sears		1330	Spring Hill Mall		\$0.00
Sears		1350	Valley Hills Mall		\$0.00
Sears		1130	West Valley Mall	\$0.00	\$0.00
CLOSED					
Sears	1355	3807	Altamonte Mall GSPH 2017		\$292,844.95
Sears			Alderwood Mall		\$0.00

Gray Enterprises, LP

2200 Harbor Blvd., Suite B-170

Costa Mesa, CA 92627

Tel: (949) 722-0141 Fax: (949) 722-7394

AS OF:

01/25/19

SEARS HOLDINGS CORPORATION

Real Estate - Rent Payable

3333 Beverly Road

Hoffman Estates, IL 60179

Unit Address:

KMART Store #4072

2200 Harbor Blvd

Costa Mesa, CA 92627

ACCOUNT STATEMENT

Date	Description	Charges	
1/8/2019	2019 Gen. Liability Insur Billing	9,869.64	Covers period 1/1/19 to 12/31/19
1/8/2019	2nd half 2018/2019 Property Tax Billing	65,954.51	Covers period 1/1/19 to 6/30/19
10/11/18	1st Half 2018/2019 Property Tax Billing Balance	\$ 37,765.73	** Covers period 7/1/18 to 12/31/18
11/07/18	Oct. 2018 CAM Billing Balance	\$ 10,044.77	*
10/11/18	Sept 2018 CAM billing	\$ 15,681.85	Pre BK
09/10/18	August 2018 CAM Billing	\$ 11,463.77	Pre BK
08/10/18	July 2018 CAM Billing	\$ 14,782.90	Pre BK
TOTAL DUE ON ACCOUNT:		\$ 165,563.17	

* Sears paid partial Oct 2018 CAM billing: Originally billed \$14,232.78 and they paid \$4,188.01 on 12/26/18

** Sears paid partial 1st half 2018/19 Property tax billing. Originally billed \$65,954.51 and they paid \$28,188.78 on 1/22/19

Please make your check payable to: GRAY ENTERPRISES, L.P.
and mail to the address above.

If you have any questions, please contact me at 949/722-0143.

Sincerely,

Michelle Baldwin

Property Manager

mbaldwin2200@sbcglobal.net

SEARS
WINDWARD MALL

GG9763 Rent
GG9764 CAM
GG9765 WATER

Bankruptcy filed 10/15/2018

DATE	BASE RENT	CAM	RPT	WATER	LATE CHR	OTHER	GET	TOTAL CHARGES	CK #	CHECK AMOUNT	BALANCE
Beginning Balance								0.00		-	-
10/1/2018 Charges (10/16-10/31/18)	140,070.97					-	6,600.14	146,671.11			146,671.11
11/1/2018 Charges	271,387.50	17,740.85					13,623.73	302,752.08			449,423.19
11/7/2018 Payment									180723	(92,747.79)	356,675.40
12/1/2018 Charges	271,387.50	17,740.85					13,623.73	302,752.08			659,427.48
12/1/2018 Charges (10/16-11/15/18)				1,423.20			67.06	1,490.26			660,917.74
12/10/2018 Payment									181707	(92,747.79)	568,169.95
1/1/2019 Charges	271,387.50	17,740.85					13,623.73	302,752.08			870,922.03
1/1/2019 Charges (11/16-12/14/18)				1,350.83			63.65	1,414.48			872,336.51
1/8/2019 Payment									182688	(92,747.79)	779,588.72
											779,588.72
	954,233.47	53,222.55	-	2,774.03	-	-	47,602.04	1,057,832.09		(278,243.37)	779,588.72

Detailed Aged Receivable

Cut-off Date: 01-22-2019

Based Upon: Accounting Date

Property: MSS MARKET STREET SQUARE SC

<u>Unit</u>	<u>Charge Date</u>	<u>Charge Type</u>	<u>Description</u>	<u>Current Balance</u>	<u>Future Activity</u>	<u>Current 0-30 Days</u>	<u>Over 30 Days</u>	<u>Over 60 Days</u>	<u>Over 90 Days</u>	<u>Over 120 Days</u>
Tenant: KMART-MSS KMART #3963				Last Payment Date: 10-09-2018 Check No.: 32035662 Amount: 56,038.88						
Lease: MSS-KMART3963(0)										
10	02-01-2018	RET	Real Estate Tax Chge	.01						.01
	06-02-2018	CAMREC	2016 CAM Rec Charge	2,241.03						2,241.03
Unit 10 Totals:				2,241.04	.00	.00	.00	.00	.00	2,241.04
Lease MSS-KMART3963(0) Totals:				2,241.04	.00	.00	.00	.00	.00	2,241.04
Tenant KMART-MSS Totals:				2,241.04	.00	.00	.00	.00	.00	2,241.04
Property MSS Totals:				2,241.04	.00	.00	.00	.00	.00	2,241.04



Date:	
Site Name:	RI 4820 - Sears
Project Location:	2505 El Camino Real, Tustin, CA, USA
Name of Bidder:	BUDGET NUMBERS
Company Bidding:	
# of Phases:	
Project Duration:	

2019 Optimal Repairs

Zone Name	Type of Repair	Repair Scope	QTY	Units	Unit Price	Total
Zone 1	Maintenance	Seal Coat	645	LF	\$0.14	\$90.30
Zone 2	Maintenance	Seal Coat	2940	LF	\$0.14	\$411.60
Zone 3	Maintenance	Seal Coat	572	LF	\$0.14	\$80.08
Zone 4	Maintenance	Seal Coat	511	LF	\$0.14	\$71.54
Zone 7	Maintenance	Concrete Crack Seal	116	LF	\$9.75	\$1,131.00
Zone 6	Maintenance	Asphalt Crack Seal	893	LF	\$1.12	\$1,000.16
Zone 6	Maintenance	Seal Coat	29762	SF	\$0.14	\$4,166.68
Zone 6	Maintenance	Restripe Affected Area	1	LS	\$12,000.00	\$12,000.00
						\$18,951.36



Phone 877-942-5613

W.O. # 199066
Survey Date
Member Name
Building Name Realty Income #4820 - Sears (Tustin, CA)
Building Address 2505 El Camino Real
City, State & Zip Tustin, CA 92782

Site Construction Information

Perimeter Dimensions **320X240** Square Feet **76,000**
Number of Roof Levels **1** Building Height **30FT**
Perimeter Detail ☒ Parapet Wall ☐ Raised Curb ☐ Edge Metal
Wall Flashing Type **3.5 Skirt** Linear Feet **1400LF**
Curb Flashing Type Linear Feet
Edge Metal Type Linear Feet
Expansion Joint Type Linear Feet
Drainage (Drains, Scuppers, Etc) **Scuppers (8)**
Drain Overflow **(8)**
Ponding Water ☒ Yes ☐ No

Roof Assembly Information

Core Cut Taken: ☐ Yes ☒ No Moisture Present: ☐ Yes ☐ No

Mechanical Equipment

	Size	QTY
A/C Units	5X9 4X7 3X3	24
Refrigeration Units		
Skylights		
Other		

Penetrations

	Size	QTY
Vent Pipe		
Soil Stack		
Sign Supports		
Satellite Dish		
Electrical Conduit		
Equipment Rails		
Drains		8
Ductwork		
Curbs		



Number of Roofs: 1

	Roof 1 Existing Roof	Roof 2 Original Roof
TYPE		
BUR		
MB		
Single Ply (specify type)	EPDM	
DECK TYPE		
Wood		
Structural Concrete		
Metal	X	
Lightweight Concrete		
Other (specify)		
UNDERLAYMENT		
None		
Base Sheet		
Vapor Retarder		
Other (specify)		
INSULATION		
None	X	
Fiberglass		
Wood Fiber		
Polyiso		
EPS	X	
Other (specify)		
Number of Layers		
Attachment Method		
Total Thickness (inches)		
Taper (Yes or No)		

General Condition Information

Estimated Age of Roof **24 years** Overall Roof Assembly Condition: ☐ Poor ☒ Fair ☐ Good

Condition Definitions:

Poor: Multiple roof assembly problems, multiple leaks, roof should be replaced within one year.

Fair: Multiple Roof assembly problems requiring extensive repairs. Corrective / Preventative work necessary.

Good: Some minor roof assembly problems – all repairable. A few minor leaks reported.

Survey Option Details

Moisture Survey Completed: ☐ YES ☒ NO (If yes, attach survey results)

Asbestos Test Completed: ☐ YES ☒ NO (If yes, attach asbestos test lab report)

Note: No structural analysis is included with this survey. Asbestos test or moisture test is not unless requested by customer – these services are available for an additional fee.



Roof Diagram

Realty Income #4820 -
Sears (Tustin, CA)

2505 El Camino Real,
Tustin CA

11/07/2018

Customer WO: Kevin

Defect 1: Deteriorated membrane throughout roof.

Defect 2: Prior repairs completed incorrectly and splitting open.

Defect 3: Electrical penetration without proper boot.

Defect 4: Detached skirt metal flashing

Notes:

Age of Roof: 24 Years

Condition: Fair

Remaining Useful Life: 5 years if needed repairs are completed.

Year recommended for replacement: 2023

Roof type: EPDM

Date of install: 1994

Budget for Complete tear off and install: 1,200,000.00

RECOMMENDED ACTIONS

Call 877-942-5613 for any questions.

Customer Name: Realty Income Corporation
Site/Store Number: Realty Income #4820 - Sears (Tustin, CA)
Site Address: 2505 El Camino Real
Site City/State: Tustin, CA
RoofConnect WO#: 199066
Customer PO#: Kevin

PLEASE COMPLETE THE FOLLOWING:

Survey Date:
Roof Type: EPDM
Roof Size (Total sq. ft):
Building Section: Main/All
Roof Condition: ☐ Good ☒ Fair ☐ Poor

Class "C" = Corrective – inspection indicates immediate action is necessary

Class "PM" = Preventative Maintenance – inspection indicates action is necessary to extend the useful life of the roof system.

Class "W" = Warranty - potential warranty claim

#	Roof Defect Description <i>In detail describe the defect. If damaged explain how it appears to have happened.</i>	Recommended Action <i>How will repair be made?</i>	Units /Qty	Class C/PM/W	Cost to Complete	
					Current Year	Next Year
1	Deteriorated membrane throughout roof.	Install new membrane at all corners/areas in need			\$	\$
2	Prior repairs completed incorrectly and splitting open.	Inspect all repairs and correctly repair accordingly			\$	\$
3	Electrical penetration without proper boot.	Install boot at electrical conduit			\$	\$
4	Detached skirt metal flashing	Reattach skirt metal			\$	\$
Total All Recommended Actions					\$	\$
LABOR	2 Techs X 58 Hours @ \$111.00				\$12,876.00	\$
Material	Membrane, cleaner, adhesive, boot, rags, bags, brushes, cleaner, primer, misc.				\$1,070.87	\$
Total All Recommended Actions					\$13,946.87	\$

● Pricing may vary if all recommended actions are not approved. Pricing valid for 30 days from date of survey. ●

- Poor Roof Membrane
- Electrical penetration without proper boot
- Detached skirt metal flashing





One Independent Drive
Suite 114
Jacksonville, FL 32202

904 598 7000
RegencyCenters.com

RE: Reconciliations

SEARS HOLDINGS CORPORTION
dba KMART- L#3873
ATTN: REAL ESTATE DEPT
3333 BEVERLY ROAD
HOFFMAN ESTATES, IL 60179

January 10, 2019

Pike Creek 155

Lease No. : 15501

Tenant No. : 251600

Dear Tenant:

Enclosed you will find detailed reconciliation(s) to close out expenses for Pike Creek in accordance with your lease.

The enclosed invoices include:

<u>Reconciliation</u>	<u>Year</u>	<u>Amount</u>
Real Estate Tax		
Real Estate Tax	2018	69,653.90
Real Estate Tax Total		69,653.90
Subtotal		69,653.90
Total		<u>69,653.90</u>

If paying by check please make payable to:

Pike Creek
c/o Regency Centers, LP
P.O. Box 644031
Pittsburgh, PA 15264-4031

If paying online, please access our payers express portal at www.regencycenters.com. Your Tenant and Lease number, as notated above, are required to access the portal.

If you have any questions regarding the itemized expenses, please contact **Bill Madway** at (610)747-1217.

If you have any questions about the calculations of this bill, please contact reconciliation.disputes@regencycenters.com.

We appreciate your tenancy and look forward to a continued partnership with you.

Sincerely,

Recovery and Tenant Services
Regency Centers

2018 Reconciliation
Real Estate Tax

January 10, 2019

Property: Pike Creek

Lease # : 15501
Tenant # : 251600
Lease Begin Date : 7/25/1990

From : 01/18 **To :** 12/18
Tenant Name: K MART CORPORATION
Lease End Date: 1/31/2021

Tenant Square Footage	79,902
Center Total Square Footage	232,752
Total Recoverable Costs	292,615.77
Adjusted Recoverable Cost	292,615.77
Base Year	89,715.90
Net Exposure	202,899.87
Times Tenant Pro Rata Share	.343292
Tenant's Gross Share	69,653.90
Tenant's Adjusted Share	69,653.90
Times Occupancy Adjustment	1.000000
Tenant's Net Share	69,653.90
Total Tenant Share	69,653.90
**Less Prior Billing	0.00
Tenant Share Due	69,653.90
Total Amount Due	<u>69,653.90</u> Payment due within 30 days

** Prior Billing amount shown above refers to actual Landlord estimates billed throughout the reconciliation period. The Prior Billing does not reflect payments made, cash application or open A/R balances.

Please refer to cover letter for current reconciliation summary and payment details.

**Regency
Centers.**

One Independent Drive
Suite 114
Jacksonville, FL 32202

904 598 7000
RegencyCenters.com

**Pike Creek # 155
2018 Tax Detail**

Tax Parcel		Expense
803710001	New Castle County	292,615.77
Total Expense		<u>292,615.77</u>

LOCAL SCHOOL, COUNTY, AND OTHER TAXES AND FEES

New Castle County, Delaware
For Fiscal Year 07/01/2018 - 06/30/2019
www.nccde.org

See back of bill for
Discount / Exemption
Information.

ACCOUNT NUMBER:
0803710001

PROPERTY DESC:
Lot No.: 1
04766 LIMESTONE RD

BILLING DATE:
07/24/2018

MAIL BY:
09/24/2018

Mortgage Company Information

Exempt Codes
NONE

Rates Based on 100 Percent of
Assessment Value

Bills are due and payable upon receipt. Statutory penalties will be applied if payment is not received by 10/01/2018 without regard to postmark.

Current amounts becoming past due will be assessed an immediate penalty of 6%. ALL accounts will be charged an additional 1% penalty on the first of every month thereafter.

Unpaid taxes constitute a lien against your property. Failure to make timely payment may subject your property to foreclosure.

PLEASE NOTE ANY CHANGE OF
MAILING ADDRESS ON THE REVERSE SIDE

COUNTY, AND OTHER TAXES AND FEES



For inquiries concerning your County tax bill, please call (302) 323-2600
For inquiries concerning any "Civil Penalties" listed below, please call (302) 395-5040

Tax	Taxable Assessment	X	Rate/\$100 Assessment	X	%	=	Current Amount
COUNTY PROPERTY	9037000		0.80570		100		72,811.11
COUNTY TAX CREDIT							-4,748.52
CROSSING GUARD	9037000		0.02382		100		2,152.61
Total Current Tax							70,215.20
Prior Balance							0.00
Penalty							0.00
TOTAL COUNTY AND OTHER ITEMS DUE							70,215.20

LOCAL SCHOOL DISTRICT TAXES STATE OF DELAWARE

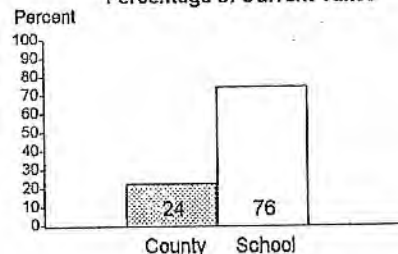
School tax rates are set by your school district and are collected by New Castle County as required by State law. For inquiries concerning your school tax rates, please call -
School: 302-552-3700 Vocational: 302-995-8000



School District	Taxable Assessment	X	Rate/\$100 Assessment	X	%	=	Current Amount
RED CLAY	9037000		2.29800		100		207,670.26
NCC VOCATIONAL	9037000		0.16300		100		14,730.31
Total Current Tax							222,400.57
Prior Balance							0.00
Penalty							0.00
TOTAL SCHOOL DISTRICT TAXES DUE							222,400.57

TOTAL TAXES AND FEES DUE 292,615.77

Percentage of Current Taxes



THIS PORTION IS FOR YOUR RECORDS

Please return this portion with your payment.

Make check payable to NEW CASTLE COUNTY
Mail to P.O. Box 430, Claymont, DE 19703-0430

LOCAL SCHOOL, COUNTY, AND OTHER TAXES AND FEES

New Castle County, Delaware
For Fiscal Year 07/01/2018 - 06/30/2019

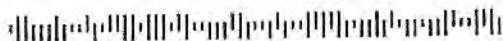
REGENCY CENTERS

Pike Creek

(155)

NEW CASTLE COUNTY

☐ CHECK BOX FOR CHANGE OF ADDRESS



REGENCY CENTERS L P
C/O PROPERTY TAX DEPT
PO BOX 790830
SAN ANTONIO TX 78279-0830

143557 - 2672

Account Number: 0803710001

AMOUNT DUE 292,615.77

DUE DATE: 10/01/2018

143557-REG-2672

108037100014040404040100292615779 VENDOR# 256240

Database: TRUST		Tenant Ledger Summary Report				Page: 1
Current Tenant		LIVING SPACES FURNITURE				Date: 1/22/2019
		Transactions From 07/11 through 01/19				Time: 6:10 AM
Period						
Category	Description	Beginning Balance	Charges	Cash Received	Adjustments	Ending Balance
07/11						
CAM	Common Area, estimates	0.00	12,676.55	-12,676.55	0.00	0.00
	Total	0.00	12,676.55	-12,676.55	0.00	0.00
08/11						
CAM	Common Area, estimates	0.00	18,713.00	-18,713.00	0.00	0.00
	Total	0.00	18,713.00	-18,713.00	0.00	0.00
09/11						
CAM	Common Area, estimates	0.00	18,713.00	0.00	0.00	18,713.00
	Total	0.00	18,713.00	0.00	0.00	18,713.00
10/11						
CAM	Common Area, estimates	18,713.00	18,713.00	0.00	0.00	37,426.00
	Total	18,713.00	18,713.00	0.00	0.00	37,426.00
11/11						
CAM	Common Area, estimates	37,426.00	18,713.00	0.00	0.00	56,139.00
	Total	37,426.00	18,713.00	0.00	0.00	56,139.00
12/11						
CAM	Common Area, estimates	56,139.00	18,713.00	-74,852.00	0.00	0.00
	Total	56,139.00	18,713.00	-74,852.00	0.00	0.00
01/12						
CAM	Common Area, estimates	0.00	18,307.00	-18,307.00	0.00	0.00
PPR	Prepaid Rent	0.00	0.00	-12.40	0.00	-12.40
RTX	Rent Tax	0.00	393.60	-393.60	0.00	0.00
	Total	0.00	18,700.60	-18,713.00	0.00	-12.40
02/12						
CAM	Common Area, estimates	0.00	18,307.00	-18,331.80	0.00	-24.80
PPR	Prepaid Rent	-12.40	12.40	0.00	0.00	0.00
RTX	Rent Tax	0.00	393.60	-393.60	0.00	0.00
	Total	-12.40	18,713.00	-18,725.40	0.00	-24.80
03/12						
CAM	Common Area, estimates	-24.80	18,307.00	-18,307.00	0.00	-24.80
PPR	Prepaid Rent	0.00	0.00	-12.40	0.00	-12.40
RTX	Rent Tax	0.00	393.60	-393.60	0.00	0.00
	Total	-24.80	18,700.60	-18,713.00	0.00	-37.20
04/12						
CAM	Common Area, estimates	-24.80	18,307.00	-18,307.00	0.00	-24.80
PCM	Prior Year CAM	0.00	74.27	0.00	0.00	74.27
PPR	Prepaid Rent	-12.40	0.00	-12.40	0.00	-24.80
RTX	Rent Tax	0.00	393.60	-393.60	0.00	0.00
SEL	Due to prior owner	0.00	1,106.80	0.00	0.00	1,106.80
	Total	-37.20	19,881.67	-18,713.00	0.00	1,131.47
05/12						
CAM	Common Area, estimates	-24.80	18,307.00	-18,307.00	0.00	-24.80
PCM	Prior Year CAM	74.27	0.00	0.00	0.00	74.27
PPR	Prepaid Rent	-24.80	0.00	-12.40	0.00	-37.20
RTX	Rent Tax	0.00	393.60	-393.60	0.00	0.00
SEL	Due to prior owner	1,106.80	0.00	0.00	0.00	1,106.80
	Total	1,131.47	18,700.60	-18,713.00	0.00	1,119.07
06/12						
CAM	Common Area, estimates	-24.80	18,307.00	-18,307.00	0.00	-24.80
PCM	Prior Year CAM	74.27	0.00	0.00	0.00	74.27
PPR	Prepaid Rent	-37.20	0.00	-12.40	0.00	-49.60
RTX	Rent Tax	0.00	393.60	-393.60	0.00	0.00
SEL	Due to prior owner	1,106.80	0.00	0.00	-1,951.08	-844.28
	Total	1,119.07	18,700.60	-18,713.00	-1,951.08	-844.41
07/12						
CAM	Common Area, estimates	-24.80	18,307.00	-18,307.00	0.00	-24.80
PCM	Prior Year CAM	74.27	0.00	0.00	0.00	74.27
PPR	Prepaid Rent	-49.60	0.00	-12.40	0.00	-62.00

Database: TRUST		Tenant Ledger Summary Report				Page: 2
Current Tenant		LIVING SPACES FURNITURE				Date: 1/22/2019
		Transactions From 07/11 through 01/19				Time: 6:10 AM
Period						
Category	Description	Beginning Balance	Charges	Cash Received	Adjustments	Ending Balance
RTX	Rent Tax	0.00	393.60	-393.60	0.00	0.00
SEL	Due to prior owner	-844.28	0.00	0.00	0.00	-844.28
	Total	-844.41	18,700.60	-18,713.00	0.00	-856.81
08/12						
CAM	Common Area, estimates	-24.80	18,307.00	-18,307.00	0.00	-24.80
PCM	Prior Year CAM	74.27	0.00	0.00	0.00	74.27
PPR	Prepaid Rent	-62.00	0.00	-12.40	0.00	-74.40
RTX	Rent Tax	0.00	393.60	-393.60	0.00	0.00
SEL	Due to prior owner	-844.28	0.00	0.00	-1,417.58	-2,261.86
	Total	-856.81	18,700.60	-18,713.00	-1,417.58	-2,286.79
09/12						
CAM	Common Area, estimates	-24.80	18,307.00	-18,307.00	0.00	-24.80
PCM	Prior Year CAM	74.27	0.00	0.00	0.00	74.27
PPR	Prepaid Rent	-74.40	0.00	-12.40	0.00	-86.80
RTX	Rent Tax	0.00	393.60	-393.60	0.00	0.00
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
	Total	-2,286.79	18,700.60	-18,713.00	0.00	-2,299.19
10/12						
CAM	Common Area, estimates	-24.80	18,307.00	-18,307.00	0.00	-24.80
PCM	Prior Year CAM	74.27	0.00	0.00	0.00	74.27
PPR	Prepaid Rent	-86.80	0.00	-12.40	0.00	-99.20
RTX	Rent Tax	0.00	393.60	-393.60	0.00	0.00
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
	Total	-2,299.19	18,700.60	-18,713.00	0.00	-2,311.59
11/12						
CAM	Common Area, estimates	-24.80	18,307.00	-18,307.00	0.00	-24.80
PCM	Prior Year CAM	74.27	0.00	0.00	0.00	74.27
PPR	Prepaid Rent	-99.20	0.00	-12.40	0.00	-111.60
RTX	Rent Tax	0.00	393.60	-393.60	0.00	0.00
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
	Total	-2,311.59	18,700.60	-18,713.00	0.00	-2,323.99
12/12						
CAM	Common Area, estimates	-24.80	18,307.00	-18,307.00	0.00	-24.80
PCM	Prior Year CAM	74.27	0.00	0.00	0.00	74.27
PPR	Prepaid Rent	-111.60	0.00	-12.40	0.00	-124.00
RTX	Rent Tax	0.00	393.60	-393.60	0.00	0.00
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
	Total	-2,323.99	18,700.60	-18,713.00	0.00	-2,336.39
01/13						
CAM	Common Area, estimates	-24.80	15,654.76	-15,654.76	0.00	-24.80
INS	INSURANCE	0.00	213.17	-213.17	0.00	0.00
PCM	Prior Year CAM	74.27	0.00	0.00	0.00	74.27
PPR	Prepaid Rent	-124.00	0.00	-0.03	0.00	-124.03
RTX	Rent Tax	0.00	345.77	-345.77	0.00	0.00
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
TAX	PROPERTY TAX	0.00	214.21	-214.21	0.00	0.00
	Total	-2,336.39	16,427.91	-16,427.94	0.00	-2,336.42
02/13						
CAM	Common Area, estimates	-24.80	15,654.76	-15,654.76	0.00	-24.80
INS	INSURANCE	0.00	213.17	-213.17	0.00	0.00
PCM	Prior Year CAM	74.27	0.00	0.00	0.00	74.27
PPR	Prepaid Rent	-124.03	0.00	-0.03	0.00	-124.06
RTX	Rent Tax	0.00	345.77	-345.77	0.00	0.00
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
TAX	PROPERTY TAX	0.00	214.21	-214.21	0.00	0.00
	Total	-2,336.42	16,427.91	-16,427.94	0.00	-2,336.45
03/13						
CAM	Common Area, estimates	-24.80	15,654.76	-15,654.76	0.00	-24.80
INS	INSURANCE	0.00	213.17	-213.17	0.00	0.00

Database: TRUST		Tenant Ledger Summary Report				Page: 3
Current Tenant		LIVING SPACES FURNITURE				Date: 1/22/2019
		Transactions From 07/11 through 01/19				Time: 6:10 AM
Period						
Category	Description	Beginning Balance	Charges	Cash Received	Adjustments	Ending Balance
PCM	Prior Year CAM	74.27	0.00	0.00	0.00	74.27
PPR	Prepaid Rent	-124.06	0.00	-0.03	0.00	-124.09
RTX	Rent Tax	0.00	345.77	-345.77	0.00	0.00
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
TAX	PROPERTY TAX	0.00	214.21	-214.21	0.00	0.00
	Total	-2,336.45	16,427.91	-16,427.94	0.00	-2,336.48
04/13						
CAM	Common Area, estimates	-24.80	15,654.76	-15,654.76	0.00	-24.80
INS	INSURANCE	0.00	213.17	-213.17	0.00	0.00
PCM	Prior Year CAM	74.27	0.00	0.00	-24,145.54	-24,071.27
PIN	Prior Year Insurance	0.00	2,416.93	0.00	0.00	2,416.93
PPR	Prepaid Rent	-124.09	0.00	-0.03	0.00	-124.12
PTX	Property Tax Prior Year	0.00	5,136.06	0.00	0.00	5,136.06
RTX	Rent Tax	0.00	508.16	-345.77	-519.13	-356.74
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
TAX	PROPERTY TAX	0.00	214.21	-214.21	0.00	0.00
	Total	-2,336.48	24,143.29	-16,427.94	-24,664.67	-19,285.80
05/13						
CAM	Common Area, estimates	-24.80	15,654.76	-15,654.76	0.00	-24.80
INS	INSURANCE	0.00	213.17	-213.17	0.00	0.00
PCM	Prior Year CAM	-24,071.27	0.00	0.00	0.00	-24,071.27
PIN	Prior Year Insurance	2,416.93	0.00	0.00	0.00	2,416.93
PPR	Prepaid Rent	-124.12	0.00	-0.03	0.00	-124.15
PTX	Property Tax Prior Year	5,136.06	0.00	0.00	0.00	5,136.06
RTX	Rent Tax	-356.74	345.77	-345.77	0.00	-356.74
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
TAX	PROPERTY TAX	0.00	214.21	-214.21	0.00	0.00
	Total	-19,285.80	16,427.91	-16,427.94	0.00	-19,285.83
06/13						
CAM	Common Area, estimates	-24.80	15,654.76	0.00	0.00	15,629.96
INS	INSURANCE	0.00	213.17	0.00	0.00	213.17
PCM	Prior Year CAM	-24,071.27	0.00	0.00	0.00	-24,071.27
PIN	Prior Year Insurance	2,416.93	0.00	0.00	0.00	2,416.93
PPR	Prepaid Rent	-124.15	0.00	0.00	0.00	-124.15
PTX	Property Tax Prior Year	5,136.06	0.00	0.00	0.00	5,136.06
RTX	Rent Tax	-356.74	345.77	0.00	0.00	-10.97
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
TAX	PROPERTY TAX	0.00	214.21	0.00	0.00	214.21
	Total	-19,285.83	16,427.91	0.00	0.00	-2,857.92
07/13						
CAM	Common Area, estimates	15,629.96	15,654.76	-15,654.76	0.00	15,629.96
INS	INSURANCE	213.17	213.17	-213.17	0.00	213.17
PCM	Prior Year CAM	-24,071.27	0.00	0.00	0.00	-24,071.27
PIN	Prior Year Insurance	2,416.93	0.00	0.00	0.00	2,416.93
PPR	Prepaid Rent	-124.15	0.00	-0.03	0.00	-124.18
PTX	Property Tax Prior Year	5,136.06	0.00	0.00	0.00	5,136.06
RTX	Rent Tax	-10.97	345.77	-345.77	0.00	-10.97
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
TAX	PROPERTY TAX	214.21	214.21	-214.21	0.00	214.21
	Total	-2,857.92	16,427.91	-16,427.94	0.00	-2,857.95
08/13						
CAM	Common Area, estimates	15,629.96	15,654.76	-15,654.76	0.00	15,629.96
INS	INSURANCE	213.17	213.17	-213.17	0.00	213.17
PCM	Prior Year CAM	-24,071.27	0.00	0.00	0.00	-24,071.27
PIN	Prior Year Insurance	2,416.93	0.00	0.00	0.00	2,416.93
PPR	Prepaid Rent	-124.18	0.00	-0.03	0.00	-124.21
PTX	Property Tax Prior Year	5,136.06	0.00	0.00	0.00	5,136.06
RTX	Rent Tax	-10.97	345.77	-345.77	0.00	-10.97
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86

Database: TRUST		Tenant Ledger Summary Report				Page: 4
Current Tenant		LIVING SPACES FURNITURE				Date: 1/22/2019
		Transactions From 07/11 through 01/19				Time: 6:10 AM
Period						
Category	Description	Beginning Balance	Charges	Cash Received	Adjustments	Ending Balance
TAX	PROPERTY TAX	214.21	214.21	-214.21	0.00	214.21
	Total	-2,857.95	16,427.91	-16,427.94	0.00	-2,857.98
09/13						
CAM	Common Area, estimates	15,629.96	15,654.76	0.00	0.00	31,284.72
INS	INSURANCE	213.17	213.17	0.00	0.00	426.34
PCM	Prior Year CAM	-24,071.27	0.00	0.00	0.00	-24,071.27
PIN	Prior Year Insurance	2,416.93	0.00	0.00	0.00	2,416.93
PPR	Prepaid Rent	-124.21	0.00	0.00	0.00	-124.21
PTX	Property Tax Prior Year	5,136.06	0.00	0.00	0.00	5,136.06
RTX	Rent Tax	-10.97	345.77	0.00	0.00	334.80
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
TAX	PROPERTY TAX	214.21	214.21	0.00	0.00	428.42
	Total	-2,857.98	16,427.91	0.00	0.00	13,569.93
10/13						
CAM	Common Area, estimates	31,284.72	15,654.76	0.00	0.00	46,939.48
INS	INSURANCE	426.34	213.17	0.00	0.00	639.51
PCM	Prior Year CAM	-24,071.27	0.00	0.00	0.00	-24,071.27
PIN	Prior Year Insurance	2,416.93	0.00	0.00	0.00	2,416.93
PPR	Prepaid Rent	-124.21	0.00	0.00	0.00	-124.21
PTX	Property Tax Prior Year	5,136.06	0.00	0.00	0.00	5,136.06
RTX	Rent Tax	334.80	345.77	0.00	0.00	680.57
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
TAX	PROPERTY TAX	428.42	214.21	0.00	0.00	642.63
	Total	13,569.93	16,427.91	0.00	0.00	29,997.84
11/13						
CAM	Common Area, estimates	46,939.48	15,654.76	-46,964.28	0.00	15,629.96
INS	INSURANCE	639.51	213.17	-639.51	0.00	213.17
PCM	Prior Year CAM	-24,071.27	0.00	0.00	0.00	-24,071.27
PIN	Prior Year Insurance	2,416.93	0.00	0.00	0.00	2,416.93
PPR	Prepaid Rent	-124.21	0.00	-11,120.16	0.00	-11,244.37
PTX	Property Tax Prior Year	5,136.06	0.00	0.00	0.00	5,136.06
RTX	Rent Tax	680.57	345.77	-1,037.31	0.00	-10.97
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
TAX	PROPERTY TAX	642.63	214.21	-642.63	0.00	214.21
	Total	29,997.84	16,427.91	-60,403.89	0.00	-13,978.14
12/13						
CAM	Common Area, estimates	15,629.96	15,654.76	-15,654.76	0.00	15,629.96
INS	INSURANCE	213.17	213.17	-213.17	0.00	213.17
PCM	Prior Year CAM	-24,071.27	0.00	0.00	0.00	-24,071.27
PIN	Prior Year Insurance	2,416.93	0.00	0.00	0.00	2,416.93
PPR	Prepaid Rent	-11,244.37	0.00	-3,706.72	0.00	-14,951.09
PTX	Property Tax Prior Year	5,136.06	0.00	0.00	0.00	5,136.06
RTX	Rent Tax	-10.97	345.77	-345.77	0.00	-10.97
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
TAX	PROPERTY TAX	214.21	214.21	-214.21	0.00	214.21
	Total	-13,978.14	16,427.91	-20,134.63	0.00	-17,684.86
01/14						
CAM	Common Area, estimates	15,629.96	16,324.43	-16,324.43	0.00	15,629.96
INS	INSURANCE	213.17	183.95	-183.95	0.00	213.17
PCM	Prior Year CAM	-24,071.27	0.00	0.00	0.00	-24,071.27
PIN	Prior Year Insurance	2,416.93	0.00	0.00	0.00	2,416.93
PPR	Prepaid Rent	-14,951.09	0.00	-2,614.32	0.00	-17,565.41
PTX	Property Tax Prior Year	5,136.06	0.00	0.00	0.00	5,136.06
RTX	Rent Tax	-10.97	361.84	-368.75	0.00	-17.88
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
TAX	PROPERTY TAX	214.21	321.59	-643.18	0.00	-107.38
	Total	-17,684.86	17,191.81	-20,134.63	0.00	-20,627.68
02/14						
CAM	Common Area, estimates	15,629.96	16,324.43	0.00	0.00	31,954.39

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Current Tenant		LIVING SPACES FURNITURE				Date: 1/22/2019
		Transactions From 07/11 through 01/19				Time: 6:10 AM
Period						
Category	Description	Beginning Balance	Charges	Cash Received	Adjustments	Ending Balance
INS	INSURANCE	213.17	183.95	0.00	0.00	397.12
PCM	Prior Year CAM	-24,071.27	0.00	0.00	-1,748.19	-25,819.46
PIN	Prior Year Insurance	2,416.93	0.00	0.00	-361.32	2,055.61
PPR	Prepaid Rent	-17,565.41	0.00	0.00	0.00	-17,565.41
PTX	Property Tax Prior Year	5,136.06	0.00	0.00	-51.82	5,084.24
RTX	Rent Tax	-17.88	361.84	0.00	-46.47	297.49
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
TAX	PROPERTY TAX	-107.38	321.59	0.00	0.00	214.21
	Total	-20,627.68	17,191.81	0.00	-2,207.80	-5,643.67
03/14						
CAM	Common Area, estimates	31,954.39	16,324.43	-38,534.50	0.00	9,744.32
INS	INSURANCE	397.12	183.95	-367.90	0.00	213.17
PCM	Prior Year CAM	-25,819.46	0.00	0.00	0.00	-25,819.46
PIN	Prior Year Insurance	2,055.61	0.00	0.00	0.00	2,055.61
PPR	Prepaid Rent	-17,565.41	0.00	0.00	0.00	-17,565.41
PTX	Property Tax Prior Year	5,084.24	0.00	0.00	0.00	5,084.24
RTX	Rent Tax	297.49	361.84	-723.68	0.00	-64.35
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
TAX	PROPERTY TAX	214.21	321.59	-643.18	0.00	-107.38
	Total	-5,643.67	17,191.81	-40,269.26	0.00	-28,721.12
04/14						
CAM	Common Area, estimates	9,744.32	16,324.43	0.00	0.00	26,068.75
INS	INSURANCE	213.17	183.95	0.00	0.00	397.12
PCM	Prior Year CAM	-25,819.46	0.00	0.00	0.00	-25,819.46
PIN	Prior Year Insurance	2,055.61	0.00	0.00	0.00	2,055.61
PPR	Prepaid Rent	-17,565.41	0.00	0.00	0.00	-17,565.41
PTX	Property Tax Prior Year	5,084.24	0.00	0.00	0.00	5,084.24
RTX	Rent Tax	-64.35	361.84	0.00	0.00	297.49
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
TAX	PROPERTY TAX	-107.38	321.59	0.00	0.00	214.21
	Total	-28,721.12	17,191.81	0.00	0.00	-11,529.31
05/14						
CAM	Common Area, estimates	26,068.75	16,324.43	-26,763.22	0.00	15,629.96
INS	INSURANCE	397.12	183.95	-367.90	0.00	213.17
PCM	Prior Year CAM	-25,819.46	0.00	0.00	0.00	-25,819.46
PIN	Prior Year Insurance	2,055.61	0.00	0.00	0.00	2,055.61
PPR	Prepaid Rent	-17,565.41	0.00	-12,099.78	0.00	-29,665.19
PTX	Property Tax Prior Year	5,084.24	0.00	0.00	0.00	5,084.24
RTX	Rent Tax	297.49	361.84	-716.77	0.00	-57.44
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
TAX	PROPERTY TAX	214.21	321.59	-321.59	0.00	214.21
	Total	-11,529.31	17,191.81	-40,269.26	0.00	-34,606.76
06/14						
CAM	Common Area, estimates	15,629.96	16,324.43	-16,324.43	0.00	15,629.96
INS	INSURANCE	213.17	183.95	-183.95	0.00	213.17
PCM	Prior Year CAM	-25,819.46	0.00	0.00	0.00	-25,819.46
PIN	Prior Year Insurance	2,055.61	0.00	0.00	0.00	2,055.61
PPR	Prepaid Rent	-29,665.19	0.00	-2,942.82	0.00	-32,608.01
PTX	Property Tax Prior Year	5,084.24	0.00	0.00	0.00	5,084.24
RTX	Rent Tax	-57.44	361.84	-361.84	0.00	-57.44
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
TAX	PROPERTY TAX	214.21	321.59	-321.59	0.00	214.21
	Total	-34,606.76	17,191.81	-20,134.63	0.00	-37,549.58
07/14						
CAM	Common Area, estimates	15,629.96	16,324.43	-16,324.43	0.00	15,629.96
INS	INSURANCE	213.17	183.95	-183.95	0.00	213.17
PCM	Prior Year CAM	-25,819.46	0.00	0.00	0.00	-25,819.46
PIN	Prior Year Insurance	2,055.61	0.00	0.00	0.00	2,055.61
PPR	Prepaid Rent	-32,608.01	0.00	-2,942.82	0.00	-35,550.83

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Period						
Category	Description	Beginning Balance	Charges	Cash Received	Adjustments	Ending Balance
PTX	Property Tax Prior Year	5,084.24	0.00	0.00	0.00	5,084.24
RTX	Rent Tax	-57.44	361.84	-361.84	0.00	-57.44
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
TAX	PROPERTY TAX	214.21	321.59	-321.59	0.00	214.21
	Total	-37,549.58	17,191.81	-20,134.63	0.00	-40,492.40
08/14						
CAM	Common Area, estimates	15,629.96	16,324.43	0.00	0.00	31,954.39
INS	INSURANCE	213.17	183.95	0.00	0.00	397.12
PCM	Prior Year CAM	-25,819.46	0.00	0.00	0.00	-25,819.46
PIN	Prior Year Insurance	2,055.61	0.00	0.00	0.00	2,055.61
PPR	Prepaid Rent	-35,550.83	0.00	0.00	0.00	-35,550.83
PTX	Property Tax Prior Year	5,084.24	0.00	0.00	0.00	5,084.24
RTX	Rent Tax	-57.44	361.84	0.00	0.00	304.40
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
TAX	PROPERTY TAX	214.21	321.59	0.00	0.00	535.80
	Total	-40,492.40	17,191.81	0.00	0.00	-23,300.59
09/14						
CAM	Common Area, estimates	31,954.39	16,324.43	-38,863.00	0.00	9,415.82
INS	INSURANCE	397.12	183.95	-367.90	0.00	213.17
PCM	Prior Year CAM	-25,819.46	0.00	0.00	0.00	-25,819.46
PIN	Prior Year Insurance	2,055.61	0.00	0.00	0.00	2,055.61
PPR	Prepaid Rent	-35,550.83	0.00	0.00	0.00	-35,550.83
PTX	Property Tax Prior Year	5,084.24	0.00	0.00	0.00	5,084.24
RTX	Rent Tax	304.40	361.84	-716.77	0.00	-50.53
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
TAX	PROPERTY TAX	535.80	321.59	-321.59	0.00	535.80
	Total	-23,300.59	17,191.81	-40,269.26	0.00	-46,378.04
10/14						
CAM	Common Area, estimates	9,415.82	16,324.43	-16,324.43	0.00	9,415.82
INS	INSURANCE	213.17	183.95	-183.95	0.00	213.17
PCM	Prior Year CAM	-25,819.46	0.00	0.00	0.00	-25,819.46
PIN	Prior Year Insurance	2,055.61	0.00	0.00	0.00	2,055.61
PPR	Prepaid Rent	-35,550.83	0.00	-2,614.32	0.00	-38,165.15
PTX	Property Tax Prior Year	5,084.24	0.00	0.00	0.00	5,084.24
RTX	Rent Tax	-50.53	361.84	-368.75	0.00	-57.44
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
TAX	PROPERTY TAX	535.80	321.59	-643.18	0.00	214.21
	Total	-46,378.04	17,191.81	-20,134.63	0.00	-49,320.86
11/14						
CAM	Common Area, estimates	9,415.82	16,324.43	-16,324.43	0.00	9,415.82
INS	INSURANCE	213.17	183.95	-183.95	0.00	213.17
PCM	Prior Year CAM	-25,819.46	0.00	0.00	0.00	-25,819.46
PIN	Prior Year Insurance	2,055.61	0.00	0.00	0.00	2,055.61
PPR	Prepaid Rent	-38,165.15	0.00	-2,942.82	0.00	-41,107.97
PTX	Property Tax Prior Year	5,084.24	0.00	0.00	0.00	5,084.24
RTX	Rent Tax	-57.44	361.84	-361.84	0.00	-57.44
SEL	Due to prior owner	-2,261.86	0.00	0.00	0.00	-2,261.86
TAX	PROPERTY TAX	214.21	321.59	-321.59	0.00	214.21
	Total	-49,320.86	17,191.81	-20,134.63	0.00	-52,263.68
12/14						
CAM	Common Area, estimates	9,415.82	16,324.43	-16,324.43	0.00	9,415.82
INS	INSURANCE	213.17	183.95	-183.95	0.00	213.17
PCM	Prior Year CAM	-25,819.46	563.89	0.00	0.00	-25,255.57
PIN	Prior Year Insurance	2,055.61	0.00	0.00	0.00	2,055.61
PPR	Prepaid Rent	-41,107.97	0.00	-2,942.82	0.00	-44,050.79
PTX	Property Tax Prior Year	5,084.24	0.00	0.00	0.00	5,084.24
RTX	Rent Tax	-57.44	373.96	-361.84	-29.83	-75.15
SEL	Due to prior owner	-2,261.86	0.00	0.00	-1,387.60	-3,649.46
TAX	PROPERTY TAX	214.21	321.59	-321.59	0.00	214.21

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Current Tenant		LIVING SPACES FURNITURE				Date: 1/22/2019
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Period						
Category	Description	Beginning Balance	Charges	Cash Received	Adjustments	Ending Balance
	Total	-52,263.68	17,767.82	-20,134.63	-1,417.43	-56,047.92
01/15						
CAM	Common Area, estimates	9,415.82	16,414.13	-16,414.13	0.00	9,415.82
INS	INSURANCE	213.17	175.60	-175.60	0.00	213.17
PCM	Prior Year CAM	-25,255.57	0.00	0.00	0.00	-25,255.57
PIN	Prior Year Insurance	2,055.61	0.00	0.00	0.00	2,055.61
PPR	Prepaid Rent	-44,050.79	0.00	-2,844.89	0.00	-46,895.68
PTX	Property Tax Prior Year	5,084.24	0.00	0.00	0.00	5,084.24
RTX	Rent Tax	-75.15	363.91	-363.91	0.00	-75.15
SEL	Due to prior owner	-3,649.46	0.00	0.00	0.00	-3,649.46
TAX	PROPERTY TAX	214.21	336.10	-336.10	0.00	214.21
	Total	-56,047.92	17,289.74	-20,134.63	0.00	-58,892.81
02/15						
CAM	Common Area, estimates	9,415.82	16,438.93	-25,854.75	0.00	0.00
INS	INSURANCE	213.17	175.60	-388.77	0.00	0.00
PCM	Prior Year CAM	-25,255.57	16,168.74	-638.16	0.00	-9,724.99
PIN	Prior Year Insurance	2,055.61	0.00	-2,416.93	0.00	-361.32
PPR	Prepaid Rent	-46,895.68	124.03	-2,501.56	0.00	-49,273.21
PTX	Property Tax Prior Year	5,084.24	0.00	-5,136.06	0.00	-51.82
RTX	Rent Tax	-75.15	363.91	-891.42	0.00	-602.66
SEL	Due to prior owner	-3,649.46	3,368.66	-1,106.80	0.00	-1,387.60
TAX	PROPERTY TAX	214.21	336.10	-886.41	0.00	-336.10
	Total	-58,892.81	36,975.97	-39,820.86	0.00	-61,737.70
03/15						
CAM	Common Area, estimates	0.00	16,414.13	0.00	0.00	16,414.13
INS	INSURANCE	0.00	175.60	0.00	0.00	175.60
PCM	Prior Year CAM	-9,724.99	1,486.44	0.00	0.00	-8,238.55
PIN	Prior Year Insurance	-361.32	0.00	0.00	-118.50	-479.82
PPR	Prepaid Rent	-49,273.21	0.00	0.00	0.00	-49,273.21
PTX	Property Tax Prior Year	-51.82	0.00	0.00	-228.22	-280.04
RTX	Rent Tax	-602.66	395.87	0.00	-7.46	-214.25
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	-336.10	336.10	0.00	0.00	0.00
	Total	-61,737.70	18,808.14	0.00	-354.18	-43,283.74
04/15						
CAM	Common Area, estimates	16,414.13	16,414.13	-16,414.13	0.00	16,414.13
INS	INSURANCE	175.60	175.60	-175.60	0.00	175.60
PCM	Prior Year CAM	-8,238.55	0.00	0.00	0.00	-8,238.55
PIN	Prior Year Insurance	-479.82	0.00	0.00	0.00	-479.82
PPR	Prepaid Rent	-49,273.21	0.00	-3,188.22	0.00	-52,461.43
PTX	Property Tax Prior Year	-280.04	0.00	0.00	0.00	-280.04
RTX	Rent Tax	-214.25	363.91	-356.68	0.00	-207.02
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	336.10	0.00	0.00	336.10
	Total	-43,283.74	17,289.74	-20,134.63	0.00	-46,128.63
05/15						
CAM	Common Area, estimates	16,414.13	16,414.13	-49,242.39	0.00	-16,414.13
INS	INSURANCE	175.60	175.60	-526.80	0.00	-175.60
PCM	Prior Year CAM	-8,238.55	0.00	0.00	0.00	-8,238.55
PIN	Prior Year Insurance	-479.82	0.00	0.00	0.00	-479.82
PPR	Prepaid Rent	-52,461.43	0.00	-8,534.67	0.00	-60,996.10
PTX	Property Tax Prior Year	-280.04	0.00	0.00	0.00	-280.04
RTX	Rent Tax	-207.02	363.91	-1,091.73	0.00	-934.84
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	336.10	336.10	-1,008.30	0.00	-336.10
	Total	-46,128.63	17,289.74	-60,403.89	0.00	-89,242.78
06/15						
CAM	Common Area, estimates	-16,414.13	16,414.13	0.00	0.00	0.00
INS	INSURANCE	-175.60	175.60	0.00	0.00	0.00

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Current Tenant		LIVING SPACES FURNITURE				Date: 1/22/2019
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Period						
Category	Description	Beginning Balance	Charges	Cash Received	Adjustments	Ending Balance
PCM	Prior Year CAM	-8,238.55	0.00	0.00	0.00	-8,238.55
PIN	Prior Year Insurance	-479.82	0.00	0.00	0.00	-479.82
PPR	Prepaid Rent	-60,996.10	0.00	-20,134.63	0.00	-81,130.73
PTX	Property Tax Prior Year	-280.04	0.00	0.00	0.00	-280.04
RTX	Rent Tax	-934.84	363.91	0.00	0.00	-570.93
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	-336.10	336.10	0.00	0.00	0.00
	Total	-89,242.78	17,289.74	-20,134.63	0.00	-92,087.67
07/15						
CAM	Common Area, estimates	0.00	16,414.13	-32,828.26	0.00	-16,414.13
INS	INSURANCE	0.00	175.60	-351.20	0.00	-175.60
PCM	Prior Year CAM	-8,238.55	0.00	-1,486.44	0.00	-9,724.99
PIN	Prior Year Insurance	-479.82	0.00	0.00	0.00	-479.82
PPR	Prepaid Rent	-81,130.73	18,808.14	-3,188.22	0.00	-65,510.81
PTX	Property Tax Prior Year	-280.04	0.00	0.00	0.00	-280.04
RTX	Rent Tax	-570.93	363.91	-752.55	0.00	-959.57
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	336.10	-336.10	0.00	0.00
	Total	-92,087.67	36,097.88	-38,942.77	0.00	-94,932.56
08/15						
CAM	Common Area, estimates	-16,414.13	16,414.13	0.00	0.00	0.00
INS	INSURANCE	-175.60	175.60	0.00	0.00	0.00
PCM	Prior Year CAM	-9,724.99	0.00	0.00	0.00	-9,724.99
PIN	Prior Year Insurance	-479.82	0.00	0.00	0.00	-479.82
PPR	Prepaid Rent	-65,510.81	0.00	-20,134.63	0.00	-85,645.44
PTX	Property Tax Prior Year	-280.04	0.00	0.00	0.00	-280.04
RTX	Rent Tax	-959.57	363.91	0.00	0.00	-595.66
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	336.10	0.00	0.00	336.10
	Total	-94,932.56	17,289.74	-20,134.63	0.00	-97,777.45
09/15						
CAM	Common Area, estimates	0.00	16,414.13	-16,414.13	0.00	0.00
INS	INSURANCE	0.00	175.60	-175.60	0.00	0.00
PCM	Prior Year CAM	-9,724.99	0.00	0.00	0.00	-9,724.99
PIN	Prior Year Insurance	-479.82	0.00	0.00	0.00	-479.82
PPR	Prepaid Rent	-85,645.44	17,633.07	-20,134.63	0.00	-88,147.00
PTX	Property Tax Prior Year	-280.04	0.00	0.00	0.00	-280.04
RTX	Rent Tax	-595.66	363.91	-371.14	0.00	-602.89
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	336.10	336.10	-672.20	0.00	0.00
	Total	-97,777.45	34,922.81	-37,767.70	0.00	-100,622.34
10/15						
CAM	Common Area, estimates	0.00	16,414.13	0.00	0.00	16,414.13
INS	INSURANCE	0.00	175.60	0.00	0.00	175.60
PCM	Prior Year CAM	-9,724.99	0.00	0.00	0.00	-9,724.99
PIN	Prior Year Insurance	-479.82	0.00	0.00	0.00	-479.82
PPR	Prepaid Rent	-88,147.00	0.00	0.00	0.00	-88,147.00
PTX	Property Tax Prior Year	-280.04	0.00	0.00	0.00	-280.04
RTX	Rent Tax	-602.89	363.91	0.00	0.00	-238.98
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	336.10	0.00	0.00	336.10
	Total	-100,622.34	17,289.74	0.00	0.00	-83,332.60
11/15						
CAM	Common Area, estimates	16,414.13	16,414.13	0.00	0.00	32,828.26
INS	INSURANCE	175.60	175.60	0.00	0.00	351.20
PCM	Prior Year CAM	-9,724.99	0.00	0.00	0.00	-9,724.99
PIN	Prior Year Insurance	-479.82	0.00	0.00	0.00	-479.82
PPR	Prepaid Rent	-88,147.00	0.00	0.00	0.00	-88,147.00
PTX	Property Tax Prior Year	-280.04	0.00	0.00	0.00	-280.04

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Current Tenant		LIVING SPACES FURNITURE				Date: 1/22/2019
		Transactions From 07/11 through 01/19				Time: 6:10 AM
Period	Description	Beginning Balance	Charges	Cash Received	Adjustments	Ending Balance
Category						
RTX	Rent Tax	-238.98	363.91	0.00	0.00	124.93
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	336.10	336.10	0.00	0.00	672.20
	Total	-83,332.60	17,289.74	0.00	0.00	-66,042.86
12/15						
CAM	Common Area, estimates	32,828.26	16,414.13	-49,242.39	0.00	0.00
INS	INSURANCE	351.20	175.60	-526.80	0.00	0.00
PCM	Prior Year CAM	-9,724.99	0.00	0.00	0.00	-9,724.99
PIN	Prior Year Insurance	-479.82	0.00	0.00	0.00	-479.82
PPR	Prepaid Rent	-88,147.00	11,599.96	0.00	0.00	-76,547.04
PTX	Property Tax Prior Year	-280.04	0.00	0.00	0.00	-280.04
RTX	Rent Tax	124.93	363.91	-1,091.73	0.00	-602.89
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	672.20	336.10	-1,008.30	0.00	0.00
	Total	-66,042.86	28,889.70	-51,869.22	0.00	-89,022.38
01/16						
CAM	Common Area, estimates	0.00	17,110.68	0.00	0.00	17,110.68
INS	INSURANCE	0.00	228.67	0.00	0.00	228.67
PCM	Prior Year CAM	-9,724.99	0.00	0.00	0.00	-9,724.99
PIN	Prior Year Insurance	-479.82	0.00	0.00	0.00	-479.82
PPR	Prepaid Rent	-76,547.04	0.00	0.00	0.00	-76,547.04
PTX	Property Tax Prior Year	-280.04	0.00	0.00	0.00	-280.04
RTX	Rent Tax	-602.89	379.58	0.00	0.00	-223.31
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	315.57	0.00	0.00	315.57
	Total	-89,022.38	18,034.50	0.00	0.00	-70,987.88
02/16						
CAM	Common Area, estimates	17,110.68	17,110.68	-51,332.04	0.00	-17,110.68
INS	INSURANCE	228.67	228.67	-686.01	0.00	-228.67
PCM	Prior Year CAM	-9,724.99	2,036.24	0.00	0.00	-7,688.75
PIN	Prior Year Insurance	-479.82	487.48	0.00	0.00	7.66
PPR	Prepaid Rent	-76,547.04	0.00	-6,622.74	0.00	-83,169.78
PTX	Property Tax Prior Year	-280.04	0.00	0.00	-301.77	-581.81
RTX	Rent Tax	-223.31	433.84	-1,131.96	-6.49	-927.92
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	315.57	315.57	-631.14	0.00	0.00
	Total	-70,987.88	20,612.48	-60,403.89	-308.26	-111,087.55
03/16						
CAM	Common Area, estimates	-17,110.68	17,110.68	-17,110.68	0.00	-17,110.68
INS	INSURANCE	-228.67	228.67	-228.67	0.00	-228.67
PCM	Prior Year CAM	-7,688.75	0.00	0.00	0.00	-7,688.75
PIN	Prior Year Insurance	7.66	0.00	0.00	0.00	7.66
PPR	Prepaid Rent	-83,169.78	0.00	-2,100.13	0.00	-85,269.91
PTX	Property Tax Prior Year	-581.81	0.00	0.00	0.00	-581.81
RTX	Rent Tax	-927.92	379.58	-379.58	0.00	-927.92
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	315.57	-315.57	0.00	0.00
	Total	-111,087.55	18,034.50	-20,134.63	0.00	-113,187.68
04/16						
CAM	Common Area, estimates	-17,110.68	17,110.68	-17,110.68	0.00	-17,110.68
INS	INSURANCE	-228.67	228.67	-228.67	0.00	-228.67
PCM	Prior Year CAM	-7,688.75	0.00	0.00	0.00	-7,688.75
PIN	Prior Year Insurance	7.66	0.00	0.00	0.00	7.66
PPR	Prepaid Rent	-85,269.91	0.00	-2,100.13	0.00	-87,370.04
PTX	Property Tax Prior Year	-581.81	0.00	0.00	0.00	-581.81
RTX	Rent Tax	-927.92	379.58	-379.58	0.00	-927.92
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	315.57	-315.57	0.00	0.00
	Total	-113,187.68	18,034.50	-20,134.63	0.00	-115,287.81

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Current Tenant		LIVING SPACES FURNITURE				Date: 1/22/2019
		Transactions From 07/11 through 01/19				Time: 6:10 AM
Period						
Category	Description	Beginning Balance	Charges	Cash Received	Adjustments	Ending Balance
05/16						
CAM	Common Area, estimates	-17,110.68	17,110.68	-17,110.68	0.00	-17,110.68
INS	INSURANCE	-228.67	228.67	-228.67	0.00	-228.67
PCM	Prior Year CAM	-7,688.75	0.00	0.00	0.00	-7,688.75
PIN	Prior Year Insurance	7.66	0.00	0.00	0.00	7.66
PPR	Prepaid Rent	-87,370.04	0.00	-2,100.13	0.00	-89,470.17
PTX	Property Tax Prior Year	-581.81	0.00	0.00	0.00	-581.81
RTX	Rent Tax	-927.92	379.58	-379.58	0.00	-927.92
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	315.57	-315.57	0.00	0.00
	Total	-115,287.81	18,034.50	-20,134.63	0.00	-117,387.94
06/16						
CAM	Common Area, estimates	-17,110.68	17,110.68	0.00	0.00	0.00
INS	INSURANCE	-228.67	228.67	0.00	0.00	0.00
PCM	Prior Year CAM	-7,688.75	0.00	0.00	0.00	-7,688.75
PIN	Prior Year Insurance	7.66	0.00	0.00	0.00	7.66
PPR	Prepaid Rent	-89,470.17	0.00	-20,134.63	0.00	-109,604.80
PTX	Property Tax Prior Year	-581.81	0.00	0.00	0.00	-581.81
RTX	Rent Tax	-927.92	379.58	0.00	0.00	-548.34
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	315.57	0.00	0.00	315.57
	Total	-117,387.94	18,034.50	-20,134.63	0.00	-119,488.07
07/16						
CAM	Common Area, estimates	0.00	17,110.68	-17,110.68	0.00	0.00
INS	INSURANCE	0.00	228.67	-228.67	0.00	0.00
PCM	Prior Year CAM	-7,688.75	0.00	0.00	0.00	-7,688.75
PIN	Prior Year Insurance	7.66	0.00	0.00	0.00	7.66
PPR	Prepaid Rent	-109,604.80	0.00	-2,100.13	0.00	-111,704.93
PTX	Property Tax Prior Year	-581.81	0.00	0.00	0.00	-581.81
RTX	Rent Tax	-548.34	379.58	-379.58	0.00	-548.34
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	315.57	315.57	-315.57	0.00	315.57
	Total	-119,488.07	18,034.50	-20,134.63	0.00	-121,588.20
08/16						
CAM	Common Area, estimates	0.00	17,110.68	-17,110.68	0.00	0.00
INS	INSURANCE	0.00	228.67	-228.67	0.00	0.00
PCM	Prior Year CAM	-7,688.75	0.00	0.00	0.00	-7,688.75
PIN	Prior Year Insurance	7.66	0.00	0.00	0.00	7.66
PPR	Prepaid Rent	-111,704.93	0.00	-2,100.13	0.00	-113,805.06
PTX	Property Tax Prior Year	-581.81	0.00	0.00	0.00	-581.81
RTX	Rent Tax	-548.34	379.58	-379.58	0.00	-548.34
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	315.57	315.57	-315.57	0.00	315.57
	Total	-121,588.20	18,034.50	-20,134.63	0.00	-123,688.33
09/16						
CAM	Common Area, estimates	0.00	17,110.68	-17,110.68	0.00	0.00
INS	INSURANCE	0.00	228.67	-228.67	0.00	0.00
PCM	Prior Year CAM	-7,688.75	0.00	0.00	0.00	-7,688.75
PIN	Prior Year Insurance	7.66	0.00	0.00	0.00	7.66
PPR	Prepaid Rent	-113,805.06	0.00	-2,100.13	0.00	-115,905.19
PTX	Property Tax Prior Year	-581.81	0.00	0.00	0.00	-581.81
RTX	Rent Tax	-548.34	379.58	-379.58	0.00	-548.34
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	315.57	315.57	-315.57	0.00	315.57
	Total	-123,688.33	18,034.50	-20,134.63	0.00	-125,788.46
10/16						
CAM	Common Area, estimates	0.00	17,110.68	-17,110.68	0.00	0.00
INS	INSURANCE	0.00	228.67	-228.67	0.00	0.00
PCM	Prior Year CAM	-7,688.75	0.00	0.00	0.00	-7,688.75

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Current Tenant		LIVING SPACES FURNITURE				Date: 1/22/2019
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Period						
Category	Description	Beginning Balance	Charges	Cash Received	Adjustments	Ending Balance
PIN	Prior Year Insurance	7.66	0.00	0.00	0.00	7.66
PPR	Prepaid Rent	-115,905.19	0.00	-2,100.13	0.00	-118,005.32
PTX	Property Tax Prior Year	-581.81	0.00	0.00	0.00	-581.81
RTX	Rent Tax	-548.34	379.58	-379.58	0.00	-548.34
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	315.57	315.57	-315.57	0.00	315.57
	Total	-125,788.46	18,034.50	-20,134.63	0.00	-127,888.59
11/16						
CAM	Common Area, estimates	0.00	17,110.68	-34,221.36	0.00	-17,110.68
INS	INSURANCE	0.00	228.67	-457.34	0.00	-228.67
PCM	Prior Year CAM	-7,688.75	0.00	-2,036.24	0.00	-9,724.99
PIN	Prior Year Insurance	7.66	0.00	-487.48	0.00	-479.82
PPR	Prepaid Rent	-118,005.32	20,934.83	-2,422.48	0.00	-99,492.97
PTX	Property Tax Prior Year	-581.81	0.00	0.00	0.00	-581.81
RTX	Rent Tax	-548.34	379.58	-813.42	0.00	-982.18
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	315.57	315.57	-631.14	0.00	0.00
	Total	-127,888.59	38,969.33	-41,069.46	0.00	-129,988.72
12/16						
CAM	Common Area, estimates	-17,110.68	17,110.68	-15,274.20	0.00	-15,274.20
INS	INSURANCE	-228.67	228.67	-197.08	0.00	-197.08
PCM	Prior Year CAM	-9,724.99	0.00	0.00	0.00	-9,724.99
PIN	Prior Year Insurance	-479.82	0.00	0.00	0.00	-479.82
PPR	Prepaid Rent	-99,492.97	0.00	-3,698.78	0.00	-103,191.75
PTX	Property Tax Prior Year	-581.81	0.00	0.00	0.00	-581.81
RTX	Rent Tax	-982.18	379.58	-345.94	0.00	-948.54
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	315.57	-618.63	0.00	-303.06
	Total	-129,988.72	18,034.50	-20,134.63	0.00	-132,088.85
01/17						
CAM	Common Area, estimates	-15,274.20	15,274.20	-15,274.20	0.00	-15,274.20
INS	INSURANCE	-197.08	197.08	-197.08	0.00	-197.08
PCM	Prior Year CAM	-9,724.99	0.00	0.00	0.00	-9,724.99
PIN	Prior Year Insurance	-479.82	0.00	0.00	0.00	-479.82
PPR	Prepaid Rent	-103,191.75	0.00	-4,021.13	0.00	-107,212.88
PTX	Property Tax Prior Year	-581.81	0.00	0.00	0.00	-581.81
RTX	Rent Tax	-948.54	339.16	-339.16	0.00	-948.54
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	-303.06	303.06	-303.06	0.00	-303.06
	Total	-132,088.85	16,113.50	-20,134.63	0.00	-136,109.98
02/17						
CAM	Common Area, estimates	-15,274.20	15,274.20	0.00	0.00	0.00
INS	INSURANCE	-197.08	197.08	0.00	0.00	0.00
PCM	Prior Year CAM	-9,724.99	0.00	0.00	-21,491.83	-31,216.82
PIN	Prior Year Insurance	-479.82	0.00	0.00	-371.19	-851.01
PPR	Prepaid Rent	-107,212.88	0.00	-20,134.63	0.00	-127,347.51
PTX	Property Tax Prior Year	-581.81	0.00	0.00	-1,164.28	-1,746.09
RTX	Rent Tax	-948.54	339.16	0.00	-495.08	-1,104.46
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	-303.06	303.06	0.00	0.00	0.00
	Total	-136,109.98	16,113.50	-20,134.63	-23,522.38	-163,653.49
03/17						
CAM	Common Area, estimates	0.00	15,274.20	-15,274.20	0.00	0.00
INS	INSURANCE	0.00	197.08	-197.08	0.00	0.00
PCM	Prior Year CAM	-31,216.82	0.00	0.00	0.00	-31,216.82
PIN	Prior Year Insurance	-851.01	0.00	0.00	0.00	-851.01
PPR	Prepaid Rent	-127,347.51	0.00	-4,021.13	0.00	-131,368.64
PTX	Property Tax Prior Year	-1,746.09	0.00	0.00	0.00	-1,746.09
RTX	Rent Tax	-1,104.46	339.16	-339.16	0.00	-1,104.46

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Current Tenant		LIVING SPACES FURNITURE				Date: 1/22/2019
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Period	Description	Beginning Balance	Charges	Cash Received	Adjustments	Ending Balance
Category						
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	303.06	-303.06	0.00	0.00
	Total	-163,653.49	16,113.50	-20,134.63	0.00	-167,674.62
04/17						
CAM	Common Area, estimates	0.00	15,274.20	-15,274.20	0.00	0.00
INS	INSURANCE	0.00	197.08	-197.08	0.00	0.00
PCM	Prior Year CAM	-31,216.82	0.00	0.00	0.00	-31,216.82
PIN	Prior Year Insurance	-851.01	0.00	0.00	0.00	-851.01
PPR	Prepaid Rent	-131,368.64	0.00	-4,021.13	0.00	-135,389.77
PTX	Property Tax Prior Year	-1,746.09	0.00	0.00	0.00	-1,746.09
RTX	Rent Tax	-1,104.46	339.16	-339.16	0.00	-1,104.46
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	303.06	-303.06	0.00	0.00
	Total	-167,674.62	16,113.50	-20,134.63	0.00	-171,695.75
05/17						
CAM	Common Area, estimates	0.00	15,274.20	-15,274.20	0.00	0.00
INS	INSURANCE	0.00	197.08	-197.08	0.00	0.00
PCM	Prior Year CAM	-31,216.82	0.00	0.00	0.00	-31,216.82
PIN	Prior Year Insurance	-851.01	0.00	0.00	0.00	-851.01
PPR	Prepaid Rent	-135,389.77	0.00	0.00	0.00	-135,389.77
PTX	Property Tax Prior Year	-1,746.09	0.00	0.00	0.00	-1,746.09
RTX	Rent Tax	-1,104.46	339.16	-339.16	0.00	-1,104.46
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	303.06	-303.06	0.00	0.00
UNC	UNAPPLIED CASH	0.00	0.00	-4,021.13	0.00	-4,021.13
	Total	-171,695.75	16,113.50	-20,134.63	0.00	-175,716.88
06/17						
CAM	Common Area, estimates	0.00	15,274.20	-15,274.20	0.00	0.00
INS	INSURANCE	0.00	197.08	-197.08	0.00	0.00
PCM	Prior Year CAM	-31,216.82	0.00	0.00	0.00	-31,216.82
PIN	Prior Year Insurance	-851.01	0.00	0.00	0.00	-851.01
PPR	Prepaid Rent	-135,389.77	0.00	0.00	0.00	-135,389.77
PTX	Property Tax Prior Year	-1,746.09	0.00	0.00	0.00	-1,746.09
RTX	Rent Tax	-1,104.46	339.16	-339.16	0.00	-1,104.46
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	303.06	-303.06	0.00	0.00
UNC	UNAPPLIED CASH	-4,021.13	0.00	-4,021.13	0.00	-8,042.26
	Total	-175,716.88	16,113.50	-20,134.63	0.00	-179,738.01
07/17						
CAM	Common Area, estimates	0.00	15,274.20	-15,274.20	0.00	0.00
INS	INSURANCE	0.00	197.08	-197.08	0.00	0.00
PCM	Prior Year CAM	-31,216.82	0.00	0.00	0.00	-31,216.82
PIN	Prior Year Insurance	-851.01	0.00	0.00	0.00	-851.01
PPR	Prepaid Rent	-135,389.77	0.00	0.00	0.00	-135,389.77
PTX	Property Tax Prior Year	-1,746.09	0.00	0.00	0.00	-1,746.09
RTX	Rent Tax	-1,104.46	339.16	-339.16	0.00	-1,104.46
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	303.06	-303.06	0.00	0.00
UNC	UNAPPLIED CASH	-8,042.26	0.00	-4,021.13	0.00	-12,063.39
	Total	-179,738.01	16,113.50	-20,134.63	0.00	-183,759.14
08/17						
CAM	Common Area, estimates	0.00	15,274.20	-15,274.20	0.00	0.00
INS	INSURANCE	0.00	197.08	-197.08	0.00	0.00
PCM	Prior Year CAM	-31,216.82	0.00	0.00	0.00	-31,216.82
PIN	Prior Year Insurance	-851.01	0.00	0.00	0.00	-851.01
PPR	Prepaid Rent	-135,389.77	0.00	0.00	0.00	-135,389.77
PTX	Property Tax Prior Year	-1,746.09	0.00	0.00	0.00	-1,746.09
RTX	Rent Tax	-1,104.46	339.16	-339.16	0.00	-1,104.46
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60

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Current Tenant		LIVING SPACES FURNITURE				Date: 1/22/2019
		Transactions From 07/11 through 01/19				Time: 6:10 AM
Period						
Category	Description	Beginning Balance	Charges	Cash Received	Adjustments	Ending Balance
TAX	PROPERTY TAX	0.00	303.06	-303.06	0.00	0.00
UNC	UNAPPLIED CASH	-12,063.39	0.00	-4,021.13	0.00	-16,084.52
	Total	-183,759.14	16,113.50	-20,134.63	0.00	-187,780.27
09/17						
CAM	Common Area, estimates	0.00	15,274.20	-15,274.20	0.00	0.00
INS	INSURANCE	0.00	197.08	-197.08	0.00	0.00
PCM	Prior Year CAM	-31,216.82	0.00	0.00	0.00	-31,216.82
PIN	Prior Year Insurance	-851.01	0.00	0.00	0.00	-851.01
PPR	Prepaid Rent	-135,389.77	0.00	0.00	0.00	-135,389.77
PTX	Property Tax Prior Year	-1,746.09	0.00	0.00	0.00	-1,746.09
RTX	Rent Tax	-1,104.46	339.16	-339.16	0.00	-1,104.46
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	303.06	-303.06	0.00	0.00
UNC	UNAPPLIED CASH	-16,084.52	0.00	-4,021.13	0.00	-20,105.65
	Total	-187,780.27	16,113.50	-20,134.63	0.00	-191,801.40
10/17						
CAM	Common Area, estimates	0.00	15,274.20	-15,274.20	0.00	0.00
INS	INSURANCE	0.00	197.08	-197.08	0.00	0.00
PCM	Prior Year CAM	-31,216.82	0.00	0.00	0.00	-31,216.82
PIN	Prior Year Insurance	-851.01	0.00	0.00	0.00	-851.01
PPR	Prepaid Rent	-135,389.77	0.00	0.00	0.00	-135,389.77
PTX	Property Tax Prior Year	-1,746.09	0.00	0.00	0.00	-1,746.09
RTX	Rent Tax	-1,104.46	339.16	-339.16	0.00	-1,104.46
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	303.06	-303.06	0.00	0.00
UNC	UNAPPLIED CASH	-20,105.65	0.00	-4,021.13	0.00	-24,126.78
	Total	-191,801.40	16,113.50	-20,134.63	0.00	-195,822.53
11/17						
CAM	Common Area, estimates	0.00	15,274.20	-15,274.20	0.00	0.00
INS	INSURANCE	0.00	197.08	-197.08	0.00	0.00
PCM	Prior Year CAM	-31,216.82	0.00	0.00	0.00	-31,216.82
PIN	Prior Year Insurance	-851.01	0.00	0.00	0.00	-851.01
PPR	Prepaid Rent	-135,389.77	0.00	0.00	0.00	-135,389.77
PTX	Property Tax Prior Year	-1,746.09	0.00	0.00	0.00	-1,746.09
RTX	Rent Tax	-1,104.46	339.16	-332.64	0.00	-1,097.94
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	303.06	0.00	0.00	303.06
UNC	UNAPPLIED CASH	-24,126.78	0.00	-4,330.71	0.00	-28,457.49
	Total	-195,822.53	16,113.50	-20,134.63	0.00	-199,843.66
12/17						
CAM	Common Area, estimates	0.00	15,274.20	-15,274.20	0.00	0.00
INS	INSURANCE	0.00	197.08	-197.08	0.00	0.00
PCM	Prior Year CAM	-31,216.82	0.00	0.00	0.00	-31,216.82
PIN	Prior Year Insurance	-851.01	0.00	0.00	0.00	-851.01
PPR	Prepaid Rent	-135,389.77	0.00	0.00	0.00	-135,389.77
PTX	Property Tax Prior Year	-1,746.09	0.00	0.00	0.00	-1,746.09
RTX	Rent Tax	-1,097.94	339.16	-345.68	0.00	-1,104.46
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	303.06	303.06	-606.12	0.00	0.00
UNC	UNAPPLIED CASH	-28,457.49	309.58	-4,021.13	0.00	-32,169.04
	Total	-199,843.66	16,423.08	-20,444.21	0.00	-203,864.79
01/18						
CAM	Common Area, estimates	0.00	18,243.47	-18,243.47	0.00	0.00
INS	INSURANCE	0.00	134.64	-134.64	0.00	0.00
PCM	Prior Year CAM	-31,216.82	0.00	0.00	0.00	-31,216.82
PIN	Prior Year Insurance	-851.01	0.00	0.00	0.00	-851.01
PPR	Prepaid Rent	-135,389.77	0.00	0.00	0.00	-135,389.77
PTX	Property Tax Prior Year	-1,746.09	0.00	0.00	0.00	-1,746.09
RTX	Rent Tax	-1,104.46	399.48	-399.48	0.00	-1,104.46

Database: TRUST		Tenant Ledger Summary Report				Page: 14
Current Tenant		LIVING SPACES FURNITURE				Date: 1/22/2019
		Transactions From 07/11 through 01/19				Time: 6:10 AM
Period						
Category	Description	Beginning Balance	Charges	Cash Received	Adjustments	Ending Balance
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	202.79	-202.79	0.00	0.00
UNC	UNAPPLIED CASH	-32,169.04	0.00	-1,154.25	0.00	-33,323.29
	Total	-203,864.79	18,980.38	-20,134.63	0.00	-205,019.04
02/18						
CAM	Common Area, estimates	0.00	18,243.47	-18,243.47	0.00	0.00
INS	INSURANCE	0.00	134.64	-134.64	0.00	0.00
PCM	Prior Year CAM	-31,216.82	18,574.82	0.00	0.00	-12,642.00
PIN	Prior Year Insurance	-851.01	0.00	0.00	-679.51	-1,530.52
PPR	Prepaid Rent	-135,389.77	0.00	0.00	0.00	-135,389.77
PTX	Property Tax Prior Year	-1,746.09	0.00	0.00	-1,059.44	-2,805.53
RTX	Rent Tax	-1,104.46	798.84	-399.48	-37.39	-742.49
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	202.79	-202.79	0.00	0.00
UNC	UNAPPLIED CASH	-33,323.29	0.00	-1,154.25	0.00	-34,477.54
	Total	-205,019.04	37,954.56	-20,134.63	-1,776.34	-188,975.45
03/18						
CAM	Common Area, estimates	0.00	18,243.47	-18,243.47	0.00	0.00
INS	INSURANCE	0.00	134.64	-134.64	0.00	0.00
PCM	Prior Year CAM	-12,642.00	0.00	0.00	0.00	-12,642.00
PIN	Prior Year Insurance	-1,530.52	0.00	0.00	0.00	-1,530.52
PPR	Prepaid Rent	-135,389.77	0.00	0.00	0.00	-135,389.77
PTX	Property Tax Prior Year	-2,805.53	0.00	0.00	0.00	-2,805.53
RTX	Rent Tax	-742.49	399.48	-399.48	0.00	-742.49
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	202.79	-202.79	0.00	0.00
UNC	UNAPPLIED CASH	-34,477.54	0.00	-1,154.25	0.00	-35,631.79
	Total	-188,975.45	18,980.38	-20,134.63	0.00	-190,129.70
04/18						
CAM	Common Area, estimates	0.00	18,243.47	-18,243.47	0.00	0.00
INS	INSURANCE	0.00	134.64	-134.64	0.00	0.00
PCM	Prior Year CAM	-12,642.00	0.00	0.00	0.00	-12,642.00
PIN	Prior Year Insurance	-1,530.52	0.00	0.00	0.00	-1,530.52
PPR	Prepaid Rent	-135,389.77	0.00	0.00	0.00	-135,389.77
PTX	Property Tax Prior Year	-2,805.53	0.00	0.00	0.00	-2,805.53
RTX	Rent Tax	-742.49	399.48	-399.48	0.00	-742.49
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	202.79	-202.79	0.00	0.00
UNC	UNAPPLIED CASH	-35,631.79	0.00	-1,154.25	0.00	-36,786.04
	Total	-190,129.70	18,980.38	-20,134.63	0.00	-191,283.95
05/18						
CAM	Common Area, estimates	0.00	18,243.47	-18,243.47	0.00	0.00
INS	INSURANCE	0.00	134.64	-134.64	0.00	0.00
PCM	Prior Year CAM	-12,642.00	0.00	0.00	0.00	-12,642.00
PIN	Prior Year Insurance	-1,530.52	0.00	0.00	0.00	-1,530.52
PPR	Prepaid Rent	-135,389.77	0.00	0.00	0.00	-135,389.77
PTX	Property Tax Prior Year	-2,805.53	0.00	0.00	0.00	-2,805.53
RTX	Rent Tax	-742.49	399.48	-399.48	0.00	-742.49
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	202.79	-202.79	0.00	0.00
UNC	UNAPPLIED CASH	-36,786.04	0.00	-1,154.25	0.00	-37,940.29
	Total	-191,283.95	18,980.38	-20,134.63	0.00	-192,438.20
06/18						
CAM	Common Area, estimates	0.00	18,243.47	-18,243.47	0.00	0.00
INS	INSURANCE	0.00	134.64	-134.64	0.00	0.00
PCM	Prior Year CAM	-12,642.00	0.00	0.00	0.00	-12,642.00
PIN	Prior Year Insurance	-1,530.52	0.00	0.00	0.00	-1,530.52
PPR	Prepaid Rent	-135,389.77	0.00	0.00	0.00	-135,389.77
PTX	Property Tax Prior Year	-2,805.53	0.00	0.00	0.00	-2,805.53

Database: TRUST		Tenant Ledger Summary Report				Page: 15
Current Tenant		LIVING SPACES FURNITURE				Date: 1/22/2019
		Transactions From 07/11 through 01/19				Time: 6:10 AM
Period						
Category	Description	Beginning Balance	Charges	Cash Received	Adjustments	Ending Balance
RTX	Rent Tax	-742.49	399.48	-399.48	0.00	-742.49
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	202.79	-202.79	0.00	0.00
UNC	UNAPPLIED CASH	-37,940.29	0.00	-1,154.25	0.00	-39,094.54
	Total	-192,438.20	18,980.38	-20,134.63	0.00	-193,592.45
07/18						
CAM	Common Area, estimates	0.00	18,243.47	-18,243.47	0.00	0.00
INS	INSURANCE	0.00	134.64	-134.64	0.00	0.00
PCM	Prior Year CAM	-12,642.00	0.00	0.00	0.00	-12,642.00
PIN	Prior Year Insurance	-1,530.52	0.00	0.00	0.00	-1,530.52
PPR	Prepaid Rent	-135,389.77	0.00	0.00	0.00	-135,389.77
PTX	Property Tax Prior Year	-2,805.53	0.00	0.00	0.00	-2,805.53
RTX	Rent Tax	-742.49	399.48	-399.48	0.00	-742.49
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	202.79	-202.79	0.00	0.00
UNC	UNAPPLIED CASH	-39,094.54	0.00	-1,154.25	0.00	-40,248.79
	Total	-193,592.45	18,980.38	-20,134.63	0.00	-194,746.70
08/18						
CAM	Common Area, estimates	0.00	18,243.47	0.00	0.00	18,243.47
INS	INSURANCE	0.00	134.64	0.00	0.00	134.64
PCM	Prior Year CAM	-12,642.00	0.00	0.00	0.00	-12,642.00
PIN	Prior Year Insurance	-1,530.52	0.00	0.00	0.00	-1,530.52
PPR	Prepaid Rent	-135,389.77	0.00	0.00	0.00	-135,389.77
PTX	Property Tax Prior Year	-2,805.53	0.00	0.00	0.00	-2,805.53
RTX	Rent Tax	-742.49	399.48	0.00	0.00	-343.01
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	0.00	202.79	0.00	0.00	202.79
UNC	UNAPPLIED CASH	-40,248.79	0.00	0.00	0.00	-40,248.79
	Total	-194,746.70	18,980.38	0.00	0.00	-175,766.32
09/18						
CAM	Common Area, estimates	18,243.47	18,243.47	0.00	0.00	36,486.94
INS	INSURANCE	134.64	134.64	0.00	0.00	269.28
PCM	Prior Year CAM	-12,642.00	0.00	0.00	0.00	-12,642.00
PIN	Prior Year Insurance	-1,530.52	0.00	0.00	0.00	-1,530.52
PPR	Prepaid Rent	-135,389.77	0.00	0.00	0.00	-135,389.77
PTX	Property Tax Prior Year	-2,805.53	0.00	0.00	0.00	-2,805.53
RTX	Rent Tax	-343.01	399.48	0.00	0.00	56.47
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	202.79	202.79	0.00	0.00	405.58
UNC	UNAPPLIED CASH	-40,248.79	0.00	0.00	0.00	-40,248.79
	Total	-175,766.32	18,980.38	0.00	0.00	-156,785.94
10/18						
CAM	Common Area, estimates	36,486.94	18,243.47	-18,243.47	0.00	36,486.94
INS	INSURANCE	269.28	134.64	-134.64	0.00	269.28
PCM	Prior Year CAM	-12,642.00	0.00	0.00	0.00	-12,642.00
PIN	Prior Year Insurance	-1,530.52	0.00	0.00	0.00	-1,530.52
PPR	Prepaid Rent	-135,389.77	0.00	0.00	0.00	-135,389.77
PTX	Property Tax Prior Year	-2,805.53	0.00	0.00	0.00	-2,805.53
RTX	Rent Tax	56.47	399.48	-399.48	0.00	56.47
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	405.58	202.79	-202.79	0.00	405.58
UNC	UNAPPLIED CASH	-40,248.79	0.00	-1,165.33	0.00	-41,414.12
	Total	-156,785.94	18,980.38	-20,145.71	0.00	-157,951.27
11/18						
CAM	Common Area, estimates	36,486.94	18,243.47	0.00	0.00	54,730.41
INS	INSURANCE	269.28	134.64	0.00	0.00	403.92
PCM	Prior Year CAM	-12,642.00	0.00	0.00	0.00	-12,642.00
PIN	Prior Year Insurance	-1,530.52	0.00	0.00	0.00	-1,530.52
PPR	Prepaid Rent	-135,389.77	0.00	0.00	0.00	-135,389.77

Database: TRUST		Tenant Ledger Summary Report				Page: 16
Current Tenant		LIVING SPACES FURNITURE				Date: 1/22/2019
		Transactions From 07/11 through 01/19				Time: 6:10 AM
Period						
Category	Description	Beginning Balance	Charges	Cash Received	Adjustments	Ending Balance
PTX	Property Tax Prior Year	-2,805.53	0.00	0.00	0.00	-2,805.53
RTX	Rent Tax	56.47	399.48	0.00	0.00	455.95
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	405.58	202.79	0.00	0.00	608.37
UNC	UNAPPLIED CASH	-41,414.12	0.00	0.00	0.00	-41,414.12
	Total	-157,951.27	18,980.38	0.00	0.00	-138,970.89
12/18						
CAM	Common Area, estimates	54,730.41	18,243.47	0.00	0.00	72,973.88
INS	INSURANCE	403.92	134.64	0.00	0.00	538.56
PCM	Prior Year CAM	-12,642.00	0.00	0.00	0.00	-12,642.00
PIN	Prior Year Insurance	-1,530.52	0.00	0.00	0.00	-1,530.52
PPR	Prepaid Rent	-135,389.77	0.00	0.00	0.00	-135,389.77
PTX	Property Tax Prior Year	-2,805.53	0.00	0.00	0.00	-2,805.53
RTX	Rent Tax	455.95	399.48	0.00	0.00	855.43
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	608.37	202.79	0.00	0.00	811.16
UNC	UNAPPLIED CASH	-41,414.12	0.00	0.00	0.00	-41,414.12
	Total	-138,970.89	18,980.38	0.00	0.00	-119,990.51
01/19						
CAM	Common Area, estimates	72,973.88	16,040.53	0.00	0.00	89,014.41
INS	INSURANCE	538.56	184.24	0.00	0.00	722.80
PCM	Prior Year CAM	-12,642.00	0.00	0.00	0.00	-12,642.00
PIN	Prior Year Insurance	-1,530.52	0.00	0.00	0.00	-1,530.52
PPR	Prepaid Rent	-135,389.77	0.00	0.00	0.00	-135,389.77
PTX	Property Tax Prior Year	-2,805.53	0.00	0.00	0.00	-2,805.53
RTX	Rent Tax	855.43	353.31	0.00	0.00	1,208.74
SEL	Due to prior owner	-1,387.60	0.00	0.00	0.00	-1,387.60
TAX	PROPERTY TAX	811.16	208.55	0.00	0.00	1,019.71
UNC	UNAPPLIED CASH	-41,414.12	0.00	0.00	0.00	-41,414.12
	Total	-119,990.51	16,786.63	0.00	0.00	-103,203.88



Tenant: 122672 Kmart Corporation
Lease #: 9035
Lease Term: 03/31/23
Location: 29935 Six Forks Shopping Center
Rentable Area: 1,13,849 Sq.Ft.
City, State: Raleigh, NC
d/b/a: Kmart

Base Rent: \$ 34,231.25 04/01/18 - 03/31/23

Rent & Recoveries:

	BMR	Cam	Tax	Late fees	Other	Total Billed	Payment			Amount	Cumulative	Notes
							Amount	Date	Chk #	Outstanding		
Current Amount Due:												
Apr-04					164.00	164.00				164.00	1,485.36	Door Repairs
Apr-04					(164.00)	(164.00)				(164.00)	1,321.36	Misc Adjustment
May-04	34,231.25	3,871.36				38,102.61	(36,781.25)	05/02/04	030274386	1,321.36	2,642.72	
May-04					441.00	441.00				441.00	3,083.72	Roof Repair
May-04					(441.00)	(441.00)				(441.00)	2,642.72	Misc Adjustment
May-04		26,531.78			(14,925.24)	11,606.54	(5,865.68)	07/20/04	030312576	5,740.86	8,383.58	YE Billing / A/R P Adj Cam 2003 (12/31/04)
May-04					26.46	26.46				26.46	8,410.04	Misc Income
May-04					-	-	(53.53)	10/12/04	030351617	(53.53)	8,356.51	
May-04					-	-	(5,713.79)	10/17/04	030354088	(5,713.79)	2,642.72	
Jun-04	34,231.25	3,871.36				38,102.61	(36,781.25)	05/30/04	030289083	1,321.36	3,964.08	
Jul-04	34,231.25	3,871.36				38,102.61	(36,781.25)	07/01/04	030303387	1,321.36	5,285.44	
Aug-04	34,231.25	3,871.36				38,102.61	(36,781.25)	08/02/04	030318447	1,321.36	6,606.80	
Sep-04	34,231.25	3,871.36				38,102.61	(36,781.25)	08/31/04	030332940	1,321.36	7,928.16	
Oct-04	34,231.25	3,871.36				38,102.61	(36,781.25)	10/01/04	030347423	1,321.36	9,249.52	
Nov-04	34,231.25	3,871.36				38,102.61	(36,781.25)	10/31/04	030360925	1,321.36	10,570.88	
Dec-04	34,231.25	3,871.36				38,102.61	(36,781.25)	11/30/04	030374589	1,321.36	11,892.24	
Jan-05	34,231.25	3,197.72				37,428.97	(36,781.25)	01/02/05	030390376	647.72	12,539.96	
Feb-05	34,231.25	3,871.36				38,102.61	(51,316.21)	01/30/05	030404263	(13,213.60)	(673.64)	
Mar-05	34,231.25	3,871.36				38,102.61	(38,102.61)	02/27/05	030417025	-	(673.64)	
Mar-05		2,828.51			(8,385.14)	(5,556.63)				(5,556.63)	(6,230.27)	YE Billing / A/R P Adj 2004 Cam (03/22/06)
Apr-05	34,231.25	3,397.63				37,628.88	(38,102.61)	03/31/05	030432342	(473.73)	(6,704.00)	
May-05	34,231.25	3,397.63				37,628.88	(38,102.61)	05/01/05	030446075	(473.73)	(7,177.74)	
Jun-05	34,231.25	3,397.63				37,628.88	(38,102.61)	06/01/05	030460554	(473.73)	(7,651.47)	
Jul-05	34,231.25	3,397.63				37,628.88	(38,102.61)	06/30/05	030474909	(473.73)	(8,125.21)	
Aug-05	34,231.25	3,397.63				37,628.88	(38,102.61)	07/31/05	030488271	(473.73)	(8,598.94)	
Sep-05	34,231.25	3,397.63				37,628.88	(34,231.25)	08/31/05	030503206	3,397.63	(5,201.32)	
Oct-05	34,231.25	3,397.63				37,628.88	(34,231.25)	10/02/05	030517117	3,397.63	(1,803.69)	
Nov-05	34,231.25	3,397.63				37,628.88	(34,231.25)	11/02/05	30530439	3,397.63	1,593.94	
Dec-05	34,231.25	3,397.63				37,628.88	(37,175.86)	12/01/05	mc 30545234	453.02	2,046.95	
Dec-05						-	(5,607.24)	12/20/05	30550545	(5,607.24)	(3,560.29)	
Jan-06	34,231.25	3,397.63				37,628.88	(38,102.61)	01/04/06	030555768	(473.73)	(4,034.02)	
Feb-06	34,231.25	3,397.63				37,628.88	(38,102.61)	02/02/06	30570789	(473.73)	(4,507.76)	
Mar-06	34,231.25	3,397.63				37,628.88	(38,102.61)	02/27/06	030581624	(473.73)	(4,981.49)	
Apr-06	34,231.25	3,871.36				38,102.61	(38,102.61)	03/31/06	30594202	-	(4,981.49)	

May-06	34,231.25	3,871.36	38,102.61	(38,102.61)	04/30/06	030606984	-	(4,981.49)	YE Billing
May-06		(9,060.53)	(9,060.53)				(9,060.53)	(14,042.02)	
Jun-06	34,231.25	3,871.36	38,102.61	(38,102.61)	05/30/06	030620041	-	(14,042.02)	
Jul-06	34,231.25	3,871.36	38,102.61	(38,102.61)	07/02/06	030633286	-	(14,042.02)	
Jul-06			-	(1,232.60)	07/02/06	030632739	(1,232.60)	(15,274.62)	
Aug-06	34,231.25	3,871.36	38,102.61	(38,102.61)	07/30/06	30645536	-	(15,274.62)	
Sep-06	34,231.25	3,871.36	38,102.61	(34,231.25)	09/01/06	030658721	3,871.36	(11,403.26)	
Oct-06	34,231.25	3,871.36	38,102.61	(34,231.25)	10/01/06	030671228	3,871.36	(7,531.90)	
Nov-06	34,231.25	3,871.36	38,102.61	(34,231.25)	10/30/06	030682598	3,871.36	(3,660.54)	
Dec-06	34,231.25	3,871.36	38,102.61	(36,528.37)	12/01/06	30693252	1,574.24	(2,086.30)	
Jan-07	34,231.25	3,871.36	38,102.61	(38,102.61)	12/29/06	30705871	-	(2,086.30)	
Feb-07	34,231.25	3,871.36	38,102.61	(38,102.61)	02/02/07	30719588	-	(2,086.30)	
Mar-07	34,231.25	3,871.36	38,102.61	(38,102.61)	03/07/07	030730633	-	(2,086.30)	
Mar-07		(14,393.70)		14,393.70			-	(2,086.30)	
Mar-07			(15,213.38)	15,213.38	05/27/08	Tenant Refund	-	(2,086.30)	
Apr-07	34,231.25	3,871.36	38,102.61	(38,102.61)	04/01/07	030742669	-	(2,086.30)	2006 YE CAM Bill / Refunded to T
May-07	34,231.25	3,871.36	38,102.61	(38,102.61)	04/29/07	030754003	-	(2,086.30)	
Jun-07	34,231.25	3,871.36	38,102.61	(38,102.61)	06/03/07	030765540	-	(2,086.30)	
Jul-07	34,231.25	3,871.36	38,102.61	(38,102.61)	07/01/07	030777396	-	(2,086.30)	
Aug-07	34,231.25	3,871.36	38,102.61	(38,102.61)	08/02/07	30790285	-	(2,086.30)	
Sep-07	34,231.25	3,871.36	38,102.61	(38,102.61)	09/04/07	30801935	-	(2,086.30)	
Oct-07	34,231.25	3,871.36	38,102.61	(38,102.61)	10/01/07	30812672	-	(2,086.30)	
Nov-07	34,231.25	3,871.36	38,102.61	(38,102.61)	11/05/07	30825539	-	(2,086.30)	
Dec-07	34,231.25	3,871.36	38,102.61	(38,102.61)	12/03/07	30837349	-	(2,086.30)	
Jan-08	34,231.25	3,871.36	38,102.61	(38,102.61)	01/02/08	30848407	-	(2,086.30)	
Feb-08	34,231.25	3,871.36	38,102.61	(38,102.61)	02/01/08	30860798	-	(2,086.30)	
Mar-08	34,231.25	3,871.36	38,102.61	(38,102.61)	03/31/08	30882898	-	(2,086.30)	
Apr-08	34,231.25	3,871.36	38,102.61	(38,102.61)	03/03/08	30871235	-	(2,086.30)	
Apr-08		(12,163.85)		(2,339.21)			(14,503.06)	(16,589.36)	
May-08	34,231.25	3,871.36	38,102.61	(38,102.61)	05/01/08	30894221	-	(16,589.36)	
Jun-08	34,231.25	3,871.36	38,102.61	(38,102.61)	05/30/08	30906424	-	(16,589.36)	
Jun-08			-	(100.00)	06/27/08	mc 30913608	(100.00)	(16,689.36)	
Jul-08	34,231.25	3,871.36	38,102.61	(38,102.61)	06/30/08	30917510	-	(16,689.36)	
Aug-08	34,231.25	3,871.36	38,102.61	(38,102.61)	08/01/08	30929383	-	(16,689.36)	
Sep-08	34,231.25	3,871.36	38,102.61	(38,102.61)	09/02/08	30940653	-	(16,689.36)	YE Billing / PYA Cam 2006-2007 (10/23/13)
Oct-08	34,231.25	3,871.36	38,102.61	(38,102.61)	09/30/08	30952989	-	(16,689.36)	
Nov-08	34,231.25	3,871.36	38,102.61	(34,231.25)	11/03/08	30965226	3,871.36	(12,818.00)	
Dec-08	34,231.25	3,871.36	38,102.61	(34,231.25)	12/01/08	30976885	3,871.36	(8,946.64)	
Jan-09	34,231.25	3,871.36	38,102.61	(34,231.25)	01/05/09	30992001	3,871.36	(5,075.28)	
Feb-09	34,231.25	3,871.36	38,102.61	(34,367.61)	02/03/09	31004630	3,735.00	(1,340.28)	
Mar-09	34,231.25	3,871.36	38,102.61	(38,102.61)	03/02/09	31016790	-	(1,340.28)	
Mar-09		(16,743.69)		16,743.69			-	(1,340.28)	
Mar-09		(12,007.34)		(12,007.34)			(12,007.34)	(13,347.62)	
Apr-09	34,231.25	3,871.36	38,102.61	(38,102.61)	04/02/09	31029512	-	(13,347.62)	
Apr-09		7,342.22		(7,342.22)			-	(13,347.62)	2008 Taxes / Reverse G0232205 (04/07/09)
Apr-09		7,082.00	7,082.00	(7,082.00)	05/22/09	208814	-	(13,347.62)	
May-09	34,231.25	3,871.36	38,102.61	(38,102.61)	05/01/09	31042293	-	(13,347.62)	2008 TAX Consulting Fees

Jun-09	34,231.25	3,871.36	38,102.61	(38,102.61)	06/01/09	31055179	-	(13,347.62)	
Jul-09	34,231.25	3,871.36	38,102.61	(38,102.61)	06/29/09	31104258	-	(13,347.62)	
Aug-09	34,231.25	3,871.36	38,102.61	(38,102.61)	08/03/09	31117484	-	(13,347.62)	
Sep-09	34,231.25	3,871.36	38,102.61	(38,102.61)	08/31/09	31131132	-	(13,347.62)	
Oct-09	34,231.25	3,871.36	38,102.61	(38,102.61)	10/01/09	31143913	-	(13,347.62)	
Oct-09			-	(76.12)	10/26/09	31151665	(76.12)	(13,423.74)	
Nov-09	34,231.25	3,871.36	38,102.61	(38,102.61)	11/02/09	31155730	-	(13,423.74)	
Dec-09	34,231.25	3,871.36	38,102.61	(38,102.61)	11/30/09	31167985	-	(13,423.74)	
Jan-10	34,231.25	3,871.36	38,102.61	(34,231.25)	01/04/10	31181216	3,871.36	(9,552.38)	
Feb-10	34,231.25	3,871.36	38,102.61	(34,231.25)	02/03/10	31194125	3,871.36	(5,681.02)	
Mar-10	34,231.25	3,871.36	38,102.61	(34,231.25)	03/01/10	31205321	3,871.36	(1,809.66)	
Apr-10	34,231.25	3,871.36	38,102.61	(34,231.25)	04/05/10	31218398	3,871.36	2,061.70	
Apr-10		(18,480.66)	(18,480.66)				(18,480.66)	(16,418.96)	Annual Billing
May-10	34,231.25	3,871.36	38,102.61	(34,231.25)	05/03/10	31229742	3,871.36	(12,547.60)	
Jun-10	34,231.25	3,871.36	38,102.61	(35,617.69)	06/01/10	31240518	2,484.92	(10,062.68)	
Jul-10	34,231.25	3,871.36	38,102.61	(38,102.61)	07/02/10	31252983	-	(10,062.68)	
Aug-10	34,231.25	3,871.36	38,102.61	(38,102.61)	08/02/10	31264581	-	(10,062.68)	
Sep-10	34,231.25	3,871.36	38,102.61	(38,102.61)	08/30/10	31274981	-	(10,062.68)	
Oct-10	34,231.25	3,871.36	38,102.61	(38,102.61)	10/04/10	31287275	-	(10,062.68)	
Nov-10	34,231.25	3,871.36	38,102.61	(38,102.61)	11/01/10	31297947	-	(10,062.68)	
Dec-10	34,231.25	3,871.36	38,102.61	(38,102.61)	11/29/10	31308138	-	(10,062.68)	
Jan-11	34,231.25	3,871.36	38,102.61	(38,102.61)	01/04/11	31320550	-	(10,062.68)	
Feb-11	34,231.25	3,871.36	38,102.61	(38,102.61)	02/02/11	31331361	-	(10,062.68)	
Mar-11	34,231.25	3,871.36	38,102.61	(38,102.61)	03/01/11	31341763	-	(10,062.68)	
Apr-11	34,231.25	3,871.36	38,102.61	(34,231.25)	04/04/11	31352429	3,871.36	(6,191.32)	
Apr-11		(14,661.99)	(4,702.08)	(19,364.07)			(19,364.07)	(25,555.39)	YE Billing / 2010-2011 CAM Adj R15680122 (11/12/12)
Apr-11			(1,458.78)	(1,458.78)			(1,458.78)	(27,014.17)	PYA Cam 2009-2010 Adj (10/15/13)
Apr-11			338.82	338.82			338.82	(26,675.35)	PYA Cam 2007-2008 Adj/ PYA Cam 2009-2010 Adj (10/15/13)
May-11	34,231.25	3,871.36	38,102.61	(34,231.25)	05/02/11	31363304	3,871.36	(22,803.99)	
Jun-11	34,231.25	3,871.36	38,102.61	(34,231.25)	06/01/11	31373084	3,871.36	(18,932.63)	
Jul-11	34,231.25	3,871.36	38,102.61	(34,231.25)	07/06/11	31384323	3,871.36	(15,061.27)	
Aug-11	34,231.25	3,871.36	38,102.61	(34,231.25)	08/01/11	31394438	3,871.36	(11,189.91)	
Sep-11	34,231.25	3,871.36	38,102.61	(36,362.06)	09/06/11	31405566	1,740.55	(9,449.36)	
Oct-11	34,231.25	3,871.36	38,102.61	(38,102.61)	10/03/11	31416026	-	(9,449.36)	
Nov-11	34,231.25	3,871.36	38,102.61	(38,102.61)	10/31/11	31426019	-	(9,449.36)	
Dec-11	34,231.25	3,871.36	38,102.61	(38,102.61)	12/05/11	31436361	-	(9,449.36)	
Dec-11			-	(462.36)	12/14/11	31440115	(462.36)	(9,911.72)	
Jan-12	34,231.25	3,871.36	38,102.61	(38,102.61)	01/03/12	31446557	-	(9,911.72)	
Feb-12	34,231.25	3,871.36	38,102.61	(38,102.61)	02/02/12	31457101	-	(9,911.72)	
Mar-12	34,231.25	3,871.36	38,102.61	(38,102.61)	02/28/12	31466091	-	(9,911.72)	
Apr-12	34,231.25	3,871.36	38,102.61	(38,102.61)	04/02/12	31476359	-	(9,911.72)	
May-12	34,231.25	3,871.36	38,102.61	(38,102.61)	04/30/12	31484957	-	(9,911.72)	
May-12		(21,648.05)	(875.16)	(22,523.21)			(22,523.21)	(32,434.93)	YE Billing / PYA Cam R1704333 2012 (10/23/13)
Jun-12	34,231.25	3,871.36	38,102.61	(38,102.61)	06/04/12	31494089	-	(32,434.93)	
Jul-12	34,231.25	3,871.36	38,102.61	(34,231.25)	07/02/12	31502223	3,871.36	(28,563.57)	
Aug-12	34,231.25	3,871.36	38,102.61	(34,231.25)	08/03/12	31510360	3,871.36	(24,692.21)	
Sep-12	34,231.25	3,871.36	38,102.61	(34,231.25)	09/04/12	31518925	3,871.36	(20,820.85)	

Oct-12	34,231.25	3,871.36	38,102.61	(34,231.25)	10/01/12	31525786	3,871.36	(16,949.49)	
Nov-12	34,231.25	3,871.36	38,102.61	(34,231.25)	11/05/12	31533834	3,871.36	(13,078.13)	
Dec-12	34,231.25	3,871.36	38,102.61	(34,231.25)	12/03/12	31541168	3,871.36	(9,206.77)	
Jan-13	34,231.25	3,871.36	38,102.61	(34,231.25)	01/02/13	31547962	3,871.36	(5,335.41)	
Jan-13			-	(1,295.84)	01/08/13	mc 31549337	(1,295.84)	(6,631.25)	
Feb-13	34,231.25	3,871.36	38,102.61	(34,231.25)	02/04/13	31555329	3,871.36	(2,759.89)	
Mar-13	34,231.25	3,871.36	38,102.61	(34,231.25)	03/04/13	31561633	3,871.36	1,111.47	
Mar-13		(22,400.36)	(22,400.36)				(22,400.36)	(21,288.89)	YE Billing
Apr-13	34,231.25	3,871.36	38,102.61	(34,231.25)	04/01/13	31568106	3,871.36	(17,417.53)	
May-13	34,231.25	3,871.36	38,102.61	(34,231.25)	05/02/13	31574639	3,871.36	(13,546.17)	
Jun-13	34,231.25	3,871.36	38,102.61	(35,566.13)	06/03/13	31581607	2,536.48	(11,009.69)	
Jul-13	34,231.25	3,871.36	38,102.61	(38,102.61)	07/02/13	31587525	-	(11,009.69)	
Aug-13	34,231.25	3,871.36	38,102.61	(38,102.61)	08/05/13	31593993	-	(11,009.69)	
Sep-13	34,231.25	3,871.36	38,102.61	(38,102.61)	09/09/13	31599777	-	(11,009.69)	
Oct-13	34,231.25	3,871.36	38,102.61	(38,102.61)	10/03/13	31604510	-	(11,009.69)	
Nov-13	34,231.25	3,871.36	38,102.61	(38,102.61)	11/04/13	31609285	-	(11,009.69)	
Nov-13		(7,594.23)	(7,594.23)				(7,594.23)	(18,603.92)	PYA Cam 4/1/08-3/31/09
Dec-13	34,231.25	3,871.36	38,102.61	(38,102.61)	12/03/13	31613232	-	(18,603.92)	
Jan-14	34,231.25	3,871.36	38,102.61	(38,102.61)	01/03/14	31617306	-	(18,603.92)	
Feb-14	34,231.25	3,871.36	38,102.61	(38,102.61)	02/05/14	31621023	-	(18,603.92)	
Feb-14		1,540.46	(1,540.46)	-			-	(18,603.92)	YE Billing / Reverse R1888901 (02/10/14)
Mar-14	34,231.25	3,871.36	38,102.61	(38,102.61)	03/06/14	31623797	-	(18,603.92)	
Apr-14	34,231.25	2,200.00	36,431.25	(38,102.61)	04/02/14	31626462	(1,671.36)	(20,275.28)	
May-14	34,231.25	2,200.00	36,431.25	(38,102.61)	05/05/14	31628574	(1,671.36)	(21,946.64)	
May-14		(18,698.69)	(18,698.69)				(18,698.69)	(40,645.33)	YE Billing
Jun-14	34,231.25	2,200.00	36,431.25	(38,102.61)	06/03/14	31630365	(1,671.36)	(42,316.69)	
Jul-14	34,231.25	2,200.00	36,431.25	(38,102.61)	07/01/14	31631984	(1,671.36)	(43,988.05)	
Aug-14	34,231.25	2,200.00	36,431.25	(38,102.61)	08/04/14	31633611	(1,671.36)	(45,659.41)	
Sep-14	34,231.25	2,200.00	36,431.25	(15,627.33)	09/03/14	31634727	20,803.92	(24,855.49)	
Oct-14	34,231.25	2,200.00	36,431.25	(34,231.25)	10/03/14	31635727	2,200.00	(22,655.49)	
Nov-14	34,231.25	2,200.00	36,431.25	(34,231.25)	11/06/14	31636762	2,200.00	(20,455.49)	
Dec-14	34,231.25	2,200.00	36,431.25	(34,674.45)	12/01/14	31637757	1,756.80	(18,698.69)	
Jan-15	34,231.25	3,408.75	37,640.00	(34,231.25)	01/05/15	31638765	3,408.75	(15,289.94)	
Feb-15	34,231.25	3,408.75	37,640.00	(34,231.25)	02/04/15	32000469	3,408.75	(11,881.19)	
Mar-15	34,231.25	3,408.75	37,640.00	(34,231.25)	03/05/15	32001415	3,408.75	(8,472.44)	
Apr-15	34,231.25	2,200.00	36,431.25	(34,231.25)	04/06/15	32002324	2,200.00	(6,272.44)	
May-15	34,231.25	2,200.00	36,431.25	(34,231.25)	05/07/15	32003307	2,200.00	(4,072.44)	
Jun-15	34,231.25	2,200.00	36,431.25	(34,231.25)	06/03/15	32004218	2,200.00	(1,872.44)	
Jun-15		4,811.97	4,811.97				4,811.97	2,939.53	YE Billing
Jul-15	34,231.25	2,200.00	36,431.25	(34,231.25)	07/06/15	32005135	2,200.00	5,139.53	
Aug-15	34,231.25	2,200.00	36,431.25	(34,231.25)	08/05/15	32006074	2,200.00	7,339.53	
Aug-15			-	(8,438.21)	08/20/15	32006475	(8,438.21)	(1,098.68)	
Sep-15			-	(144.98)	09/01/15	32006599	(144.98)	(1,243.66)	
Sep-15	34,231.25	2,200.00	36,431.25	(34,864.82)	09/02/15	32007020	1,566.43	322.77	
Oct-15	34,231.25	2,200.00	36,431.25	(36,431.25)	10/05/15	32007963	-	322.77	
Nov-15	34,231.25	2,200.00	36,431.25	(36,431.25)	11/02/15	32008931	-	322.77	
Dec-15	34,231.25	2,200.00	36,431.25	(36,431.25)	12/02/15	32009791	-	322.77	

Current Account Balance	\$	33,774.51
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WEINGARTEN REALTY
Real Estate for Everyday Retail
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Tenant: 122666 Kmart Corporation
Lease #: 6792
Lease Term: 10/31/21
Location: 22050 Prospector's Plaza
Rentable Area: 86,414 Sq.Ft.
City, State: Placerville, CA
d/b/a: Kmart

Base Rent: \$ 27,333.33 11/01/06 - 10/31/21

Rent & Recoveries:

	BMR	Cam	Ins	Tax	Other	Total Billed	Payment			Amount	Cumulative	Notes
							Amount	Date	Chk #	Outstanding	Total	
Current Amount Due:												
Jan-16		12,284.69				12,284.69	(12,111.07)	03/03/16	32012032	173.62	173.62	YE Billing
Feb-16	27,333.33					27,333.33	(27,333.33)	02/04/16	32011547	-	173.62	
Mar-16	27,333.33					27,333.33	(27,333.33)	03/03/16	32012445	-	173.62	
Apr-16	27,333.33					27,333.33	(27,333.33)	04/04/16	32013360	-	173.62	
Apr-16		9,070.86				9,070.86	(9,070.86)	06/20/16	32014939	-	173.62	YE Billing
May-16	27,333.33					27,333.33	(27,333.33)	05/04/16	32014220	-	173.62	
Jun-16	27,333.33					27,333.33	(27,333.33)	06/06/16	32014917	-	173.62	
Jul-16	27,333.33					27,333.33	(27,333.33)	07/05/16	32015734	-	173.62	
Jul-16				48,896.52		48,896.52	(38,568.25)	10/07/16	CK-130705838	10,328.27	10,501.89	YE Billing
Jul-16		8,050.69			(42.53)	8,008.16	(8,008.16)	09/26/16	CK-32017600	-	10,501.89	YE Billing / Misc.Adjustment
Aug-16	27,333.33					27,333.33	(27,333.33)	08/08/16	CK-32016515	-	10,501.89	
Sep-16	27,333.33					27,333.33	(27,333.33)	09/07/16	CK-32017244	-	10,501.89	
Oct-16	27,333.33					27,333.33	(27,333.33)	10/06/16	CK-32018000	-	10,501.89	
Oct-16		15,864.97				15,864.97				15,864.97	26,366.86	YE Billing
Nov-16	27,333.33					27,333.33	(27,333.33)	11/14/16	CK-32018734	-	26,366.86	
Dec-16	27,333.33					27,333.33	(27,333.33)	12/05/16	CK-32019436	-	26,366.86	
Jan-17	27,333.33					27,333.33	(27,333.33)	01/05/17	CK-32020127	-	26,366.86	
Feb-17	27,333.33					27,333.33	(27,333.33)	02/09/17	CK-32020824	-	26,366.86	
Feb-17				39,172.45	(0.01)	39,172.44	(46,702.45)	08/30/17	CK-130994186	(7,530.01)	18,836.85	YE Billing / Mlsc.Adjustment
Mar-17	27,333.33					27,333.33	(27,333.33)	03/08/17	CK-32021489	-	18,836.85	
Mar-17				8,614.33	(10,328.27)	(1,713.94)				(1,713.94)	17,122.91	2014/2015 TAX Sup Billing \ 2016 TAX Adj R2111905 (04/02/17)
Mar-17				6,312.30	7,530.01	13,842.31				13,842.31	30,965.22	2012/2013 TAX Sup Billing \ 2016 TAX Adj (10/10/17)
Mar-17				4,578.15		4,578.15				4,578.15	35,543.37	2013/2014 TAX Sup Billing
Mar-17				3,937.25		3,937.25				3,937.25	39,480.62	2011/2012 TAX Sup Billing
Mar-17		12,782.55				12,782.55	(14,002.50)	05/09/17	CK-32022884	(1,219.95)	38,260.67	YE Billing
Apr-17	27,333.33					27,333.33	(27,333.33)	04/04/17	CK-32022158	-	38,260.67	
Apr-17		10,465.00				10,465.00	(11,836.24)	06/22/17	CK-32023766	(1,371.24)	36,889.43	YE Billing
May-17	27,333.33					27,333.33	(27,333.33)	05/09/17	CK-32022837	-	36,889.43	
Jun-17	27,333.33					27,333.33	(27,333.33)	06/06/17	CK-32023497	-	36,889.43	
Jul-17	27,333.33					27,333.33	(27,333.33)	07/17/17	CK-32024110	-	36,889.43	
Jul-17		10,727.38				10,727.38				10,727.38	47,616.81	YE Billing
Jul-17				46,702.45		46,702.45	(46,702.45)	08/30/17	CK-130994185	-	47,616.81	YE Billing
Aug-17	27,333.33					27,333.33	(27,333.33)	08/07/17	CK-32024955	-	47,616.81	
Sep-17	27,333.33					27,333.33	(27,333.33)	09/06/17	CK-32025857	-	47,616.81	

Sep-17				-	(8,636.91)	09/01/17	CK-130996110	(8,636.91)	38,979.90	
Sep-17				-	(7,874.50)	09/01/17	CK-130996109	(7,874.50)	31,105.40	
Sep-17				-	(4,555.74)	09/01/17	CK-130996111	(4,555.74)	26,549.66	
Sep-17				-	(2,375.06)	09/01/17	CK-130996112	(2,375.06)	24,174.60	
Sep-17				-	(20,136.56)	09/06/17	CK-32025887	(20,136.56)	4,038.04	
Oct-17	27,333.33		(0.18)	27,333.15	(27,333.15)	10/03/17	CK-32026729	-	4,038.04	Misc.Adjustment
Oct-17		15,412.65		15,412.65				15,412.65	19,450.69	YE Billing
Nov-17	27,333.33			27,333.33	(27,333.33)	11/07/17	CK-32027581	-	19,450.69	
Dec-17	27,333.33			27,333.33	(27,333.33)	12/04/17	CK-32028420	-	19,450.69	
Jan-18	27,333.33			27,333.33	(27,333.33)	01/08/18	CK-32029219	-	19,450.69	
Jan-18			46,364.83	46,364.83	(46,364.83)	03/12/18	CK-131135298	-	19,450.69	YE Billing
Jan-18		13,407.40		13,407.40	(27,831.53)	04/09/18	CK-32031639	(14,424.13)	5,026.56	YE Billing
Feb-18	27,333.33			27,333.33	(27,333.33)	02/09/18	CK-32030055	-	5,026.56	
Mar-18	27,333.33			27,333.33	(27,333.33)	03/07/18	CK-32030848	-	5,026.56	
Apr-18	27,333.33			27,333.33	(27,333.33)	04/09/18	CK-32031609	-	5,026.56	
Apr-18		9,188.26		9,188.26				9,188.26	14,214.82	YE Billing
May-18	27,333.33			27,333.33	(27,333.33)	05/07/18	CK-32032367	-	14,214.82	
Jun-18	27,333.33			27,333.33	(27,333.33)	06/06/18	CK-32033121	-	14,214.82	
Jul-18	27,333.33			27,333.33	(27,333.33)	07/06/18	CK-32033828	-	14,214.82	
Jul-18		10,279.98		10,279.98	(7,173.63)	09/10/18	CK-32035243	3,106.35	17,321.17	YE Billing
Jul-18			46,364.82	46,364.82	(46,364.82)	09/24/18	CK-131261962	-	17,321.17	YE Billing
Aug-18	27,333.33			27,333.33	(27,333.33)	08/07/18	CK-32034530	-	17,321.17	
Sep-18	27,333.33			27,333.33	(27,333.33)	09/04/18	CK-32035209	-	17,321.17	
Oct-18	27,333.33			27,333.33	(27,333.33)	10/09/18	CK-32035869	-	17,321.17	
Oct-18		11,546.84		11,546.84				11,546.84	28,868.01	YE Billing - CAM
Nov-18	27,333.33			27,333.33	(27,333.33)	11/08/18	CK-34000292	-	28,868.01	
Nov-18		(988.48)		(988.48)				(988.48)	27,879.53	2017 CAM ARP Adj
Dec-18	27,333.33			27,333.33	(27,333.33)	12/10/18	CK-34000719	-	27,879.53	
Jan-19	27,333.33			27,333.33	(27,333.33)	01/09/19	CK-34001116	-	27,879.53	
Jan-19			55,285.05	55,285.05				55,285.05	83,164.58	YE Billing - Tax
Jan-19		9,553.61		9,553.61				9,553.61	92,718.19	YE Billing - CAM
Current Account Balance								\$	92,718.19	